



# Governor Phillip Park **Palm Beach**

## Plan of Management

Prepared under the Crown Lands Act 1989

Prepared by Pittwater Council

Adopted by Council 9 December 2002

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# SECTION 1

# INTRODUCTION



## 1.1 INTRODUCTION

Governor Phillip Park is an extremely popular regional recreation and tourist area located at the northern-most point of Sydney, attracting locals, people living throughout Sydney, and overseas visitors alike. The dramatic setting, sense of isolation, diversity of recreational opportunities, and numerous cultural, heritage and geological features provide a unique environment.

Governor Phillip Park is surrounded by North Palm Beach and the Tasman Sea on the eastern side, Pittwater waterway on the western side, and Barrenjoey Headland on the northern side. This combination of unique natural and visual features within a relatively small area make Governor Phillip Park one of the outstanding coastal reserves in New South Wales.

However, the natural beauty, historical significance, and recreational value of Governor Phillip Park give rise to increasing pressures upon its natural environment, threats to its heritage features, conflicts between various uses of the park, and pressures to raise funds for park improvements from commercial activities. To preserve its attractions while its facilities remain available to those who wish to enjoy them, this valuable open space resource must be carefully managed as a Crown recreation reserve by Pittwater Council as Trust Managers acting as trustee for the park.

This Plan of Management also operates as a management plan for the conservation of the heritage significance of the Barrenjoey Isthmus. Governor Phillip Park therefore needs a Plan of Management to guide and direct its future use and management.

## 1.2 Land to which this Plan of Management applies

This Plan of Management applies to Governor Phillip Park at Palm Beach.

Governor Phillip Park is located within the Parish of Narrabeen, County of Cumberland.

Governor Phillip Park consists of an amalgamation of three Crown Reserves owned by the Department of Land and Water Conservation, as shown in **Figure 1.1**. These reserves are as follows:

- R. 56217 (10.8235 hectares), notified in the Government Gazette of 22 June 1923. R56219 (Lot 7007 DP 752046) comprising 3,035m<sup>2</sup> of former Police Purposes land was revoked on 22 February 1999, and added to R56217 and reserved by the Crown for the purpose of Public Recreation.
- R. 61140 (5.67 hectares), notified in the Government Gazette of 29 March 1934 and reserved by the Crown for the purpose of Public Recreation.
- R.64483 (8.1362 hectares), notified in the Government Gazette of 17 May 1929 and reserved by the Crown for the purpose of Public Recreation.
- The total area of Governor Phillip Park is 24.63 hectares.

A non-public Crown road 20.115 metres wide exists within Governor Phillip Park. The road generally extends in a north-eastern direction adjacent to the eastern foreshore of Pittwater, from Beach Road in the south to the south-west corner of Barrenjoey Headland / Ku-ring-gai Chase National Park. The title of the road is included within the three Crown Reserves that comprise Governor Phillip Park

Within the reserve is a looped convenience access road that provides vehicular access to amenities within the park.

All three reserves within the park are reserved by the Crown for the public purpose of Public Recreation. This public purpose may also accommodate tourism uses that are recognised as being acceptable within the concept of the public purpose reserve system. Public Recreation reserves allow for a high level of public access, with these rights having been established in the courts.

The Mean High Water Marks on the Ocean Beach and the Pittwater/Station Beach shoreline define the eastern and western boundaries of the park respectively. The southern park boundary is the northern public road reserve boundary of Beach Road. The northern park boundary is the southern boundary of Barrenjoey Headland, which is managed by the National Parks and Wildlife Service as part of Ku-ring-gai Chase National Park.

The adjoining Barrenjoey Headland was included in the previous Plan of Management, because in 1995, Pittwater Council was responsible for care, control and management of the headland (excluding Commonwealth land). Barrenjoey Headland has not been included in the scope of this Plan, because the headland (Lot 2, DP 540435) was transferred to Ku-ring-gai Chase National Park under the management of the National Parks and Wildlife Service on 3 March 1995 in recognition of its natural and historic value.

Within its 25 hectare area, Governor Phillip Park includes the Palm Beach Golf Course, Barrenjoey Boathouse (incorporating the Aquatic Airways seaplane launching area and office, a cafe, kiosk, Atlantis Divers operation, boat hire, and residence), North Palm Beach Surf Life Saving Club, car parking areas, sand dunes, picnic and barbecue areas, and a children's playground.

Section 633 - Bathing (including nude bathing) and other water-based recreational activities, subsection 4 of the Local Government Act provides Council with the authority to control activities below Mean High Water Mark.

**Figure 1.1** – shows the study area and the park boundaries in relation to the surrounding locality and adjoining land uses, which are predominately Barrenjoey Headland to the north, the Tasman Sea to the east, the suburb of Palm Beach to the south and the Pittwater waterway to the west.





FIGURE 1.1 - OWNERSHIP PATTERN  
GOVERNOR PHILLIP PARK  
PLAN OF MANAGEMENT

### **1.3 Objectives of this Plan of Management**

The key objective of this Plan of Management in relation to Governor Phillip Park is to:

“conserve and enhance the Park’s natural, historical and cultural environment whilst providing a diverse range of quality informal passive recreational opportunities in a unique and relatively undeveloped setting. Following on from this objective, other objectives that relate to preparation of the Plan of Management include to:

- meet legislative requirements for the preparation of Plans of Management for Crown land under Section 112 of the *Crown Lands Act 1989*.
- reflect community values and expectations for future use and management of Governor Phillip Park.
- identify all issues affecting the park and its users, and to resolve such issues in a manner which is both cost-effective and achieves the objective of the Plan of Management.
- develop detailed management strategies and actions to resolve issues, consistent with community values and expectations, in the short and medium terms.
- prepare a Landscape Master Plan that illustrates the long-term vision and actions required to implement proposed changes and improvements to Governor Phillip Park.

### **1.4 Why prepare a Plan of Management for Governor Phillip Park?**

This Plan of Management was prepared because Pittwater Council:-

- in its role as trustee has the ongoing responsibility to provide care, control and management of Crown land in this reserve in accordance with the Crown Lands Act, 1989.
- wish to update the former Plan of Management for Governor Phillip Park that was prepared in March 1995, in particular to reflect changes in the park over the past 5 years.
- require a current framework to guide day-to-day and long-term decision-making regarding the use and management of Governor Phillip Park.
- wish to accommodate and integrate the interests of the Department of Land and Water Conservation (as land owners), Pittwater Council (as land managers), Palm Beach residents (as neighbours and park users), the community of New South Wales and current and future users of the park.
- determine expenditure on capital works and maintenance of the park.

### **1.5 Process of preparing this Plan of Management**

The following tasks were carried out in preparing this Plan of Management:

- reviewing Council files and background reports, particularly the Draft Governor Phillip Park Plan of Management (Pittwater Council, 1995), and the Palm Beach Shoreline Open Space Management Plan (Forsite, undated).
- consulting with relevant government departments, including the Department of Land and Water Conservation, NSW Waterways Authority, National Parks and Wildlife Service, and NSW Fisheries.

- consulting with relevant Council staff.
- conducting a visitor interview survey in the park over four weekends from mid-October to mid-November 2001. Results of the visitor survey are in **Appendix A**.
- meeting with representatives of the Palm Beach Association.
- Meeting with representatives of North Palm Beach Surf Club, Palm Beach Golf Club and lessee of Barrenjoey Boathouse.
- preparing the Draft Plan of Management.
- forwarding the Draft Plan of Management to the Department of Land and Water Conservation (DLWC) for comment, as Governor Phillip Park is Crown land.

Following the adoption of the draft plan of management the following process will be undertaken:-

- placing a notice inviting representations from the public regarding the Plan of Management in the NSW Government Gazette, Avalon Customer Service Centre, Mona Vale Library, Pittwater Council's Customer Service Centre 11/5 Vuko Place, Warriewood and local and State newspapers.
- public exhibition of the Draft Plan of Management. The Draft Plan of Management will be placed on public exhibition for a minimum of 28 days from (24 October 2002) to (20 November 2002) .
- reviewing and considering written submissions by the Department of Land and Water Conservation and Pittwater Council.
- finalising the Plan of Management.
- adoption by Pittwater Council.
- adoption by the Minister for Land and Water Conservation
- implementation of the Plan of Management.

The Plan of Management will be reviewed on an ongoing basis to allow for updating and minor changes to be incorporated.

## 1.6 Contents of this Plan of Management

The Plan of Management contains the following sections:

- **Section 2** – Management of Governor Phillip Park including parking, current uses, maintenance, income and expenditure and the basis for management.
- **Section 3** – Leases, Licences and other estates including current and future leases and requirements for future leases.
- **Section 4** – Management areas of Governor Phillip Park.
- **Section 5** – Strategy Plan and Monitoring programs including the park boundaries.
- **Section 6** – Implementation, Review and Works Program including landscape master plan and costed works schedule.



**Governor Phillip Park Circa 1900**



## **1.7 DESCRIPTION OF GOVERNOR PHILLIP PARK**

### **1.7.1 History**

#### **Geological History**

Governor Phillip Park is located on a sandy tombolo linking the mainland to Barrenjoey Headland that was formed 6,000 to 8,000 years ago. The geological history of the formation of the tombolo is in **Appendix B**.

It is thought that the tombolo has probably been breached by the sea during severe storms at least twice in the last 200 years, which resulted in beach erosion.

#### **Aboriginal History**

Barrenjoey provided the Ku-ring-gai people with plentiful fish, shells, seals and marine life of the waters and well stocked hunting lands along the peninsulas and foreshores of the region.

The features of Palm Beach and Barrenjoey that are attractive for recreation are also likely to have been attractive to the Aboriginal inhabitants of the area – that is, open to the north with long hours of warm sunshine, relatively protected from cooler southerly winds, and close proximity to protected shallow waters off Station Beach that were plentiful with shellfish.

The Barrenjoey Peninsula and Pittwater Heritage Study (McDonald McPhee Pty Ltd. and Craig Burton, 1989) reviewed the archaeological record in the northern Sydney region and found that the number of Aboriginal sites adjacent to the Broken Bay estuary was greater than areas further upstream or inland. The implications of this for the Barrenjoey Peninsula / Pittwater area was that the number of sites prior to land development was relatively dense.

Much evidence of Aboriginal sites on Barrenjoey Peninsula has now been obliterated, however Aboriginal use of the sand barrier in the 19<sup>th</sup> century is suggested by the remains of clay pipes and shards found with midden scatters.

#### **Aboriginal sites**

Formal records that are available of Aboriginal sites detail only a small number of sites within Governor Phillip Park. It is not unlikely that there are more Aboriginal sites in the area than are currently recorded, and it will be important that any proposed redevelopment of areas within the park are undertaken with this possibility in mind.

Various midden scatters were found in the sand dunes in the northern area of Governor Phillip Park in 1982 and 1983 (site 45-6-1433 in the NPWS Site register). Recommendations by Byrne (1984) included two of the middens should not be disturbed; two middens should not be disturbed unless this would seriously undermine the success of the dune stabilisation plan, and 7 middens might be disturbed or destroyed if this is essential to the success of the dune stabilisation plan.

Under the *National Parks and Wildlife Service Act 1974*, it is illegal to disturb or destroy any of the midden occurrences without permission from the National Parks and Wildlife Service. If Council seeks consent it would be required to submit an "Application for Consent to Destroy Relics" under Section 90 of the Act.

## European history

Historical records show that a party led by Governor Arthur Phillip camped on the area that is now Governor Phillip Park in 1788. Since that time, the park area has changed from private to public ownership, and undergone significant landuse and ecological changes, which are detailed in **Appendix C**. The affected lands were the subject of a Crown grant and as this is inconsistent with the continued right to enjoy native title, it is considered that native title, if it exists, has been extinguished.

Former uses of the park include accommodation for lighthouse keepers and Customs officers in the 1800s, a school, and a caravan park from the 1940s to 1970s.

Given the interesting and colourful cultural history of Governor Phillip Park, it should be protected and interpreted.

## European heritage sites

Governor Phillip Park is listed in the Pittwater LEP 1993 as a Heritage Conservation Area under C.1 Barrenjoey Conservation – Barrenjoey Headland and Sand Area Isthmus.

Historical sites identified within Governor Phillip Park are:

- Light Keeper's Quarters – In 1868, two white painted wooden beacons with oil-burning lights were erected on the headland, and tended by Light Keepers who lived in cottages located near the present 6<sup>th</sup> tee of the Palm Beach Golf Course.
- Boatmen's Quarters – The original dwelling was replaced in 1898 by a new building with three bedrooms, described as "Broken Bay
- Cottage for Customs Officer". The quarters were located on the higher grassy mound of the carparking area in R. 61140.
- Boatmen's Quarters were also located within the sand dune area of the park.
- The unmarked grave of an unknown pioneer settler is located adjacent to the fence of the walkway from Station Beach to the ocean beach. The grave was marked on a survey plan in 1877.

However, no evidence of these sites remains today.

- Picnic Shelter sheds

Governor Phillip Park is subject to the provisions of the *Heritage Act 1977* to conserve heritage sites and items.

## 1.8 Zoning

### Governor Phillip Park

Governor Phillip Park is zoned 6(a) "Existing Recreation A" under the *Pittwater Local Environmental Plan 1993* (as amended).

There is no unzoned land within the park boundaries, or any zoning anomalies.

## **1.9 Land tenure**

### **Crown requirements**

The use and management of Governor Phillip Park is subject to the provisions of this Plan of Management. See 2.8.1 the reserve purpose dictates the appropriate uses that can be made of the reserve.

### **Adjacent land**

A row of Norfolk Island Pines is located on the unzoned road reserve between Beach Road and the southern park boundary.

Land south of Beach Road is zoned 2(a) Residential 'A'.

Part of the Pittwater waterway on the western side of the Park is zoned 7(a1) Environmental Protection – Waterways. Refer to Clauses 49, 50 & 51 of the *Pittwater Local Environmental Plan 1993 (as amended) for development consent approvals applicable to this zoning*. It should be noted that the bed and banks of Pittwater are vested in the Department of Land and Water Conservation, who are responsible for dredging activities, wet leases for private pontoons, jetties, and the like.

## **1.10 Access, circulation, and parking**

With all recreational open space, access plays a vital role in the level and patterns of use that occur. The park's existing internal road layout evolved in response to early settlement in the area and park user needs during two distinct periods of the park's recent history in the 1920s and late 1940s, and in the early 1950s when the park was used as a caravan park and tourist area.

### **1.11 Pedestrian and bicycle access**

Pedestrian and bicycle access to the park is available along Beach Road. Within the park, pedestrians have virtually unlimited access to all areas of the park, except through the sand dunes. Cyclists are restricted to the internal roads, and grassed and carparking areas. On-road pedestrian and bicycle access through the park is difficult only at peak use times.

Public access to Station Beach is available at low tide on the Pittwater side of the golf course.

The park is part of the Bicentennial Coastal Walkway, which extends between Manly and North Palm Beach. Many people walk from the Station Beach carpark along Station beach to Barrenjoey headland and the lighthouse.

### **1.12 Vehicle access**

Vehicles are able to access the park's internal two-way ring road system and numerous carparks. The internal ring road is meandered, with speed humps and chicanes in various places, to slow traffic.

Station Beach serves to provide limited access to Barrenjoey Headland for authorised vehicles. However, the beach is not an access road, and the unmade public road reserve remains on its original alignment.

### **1.13 Vehicle parking**

In recent years, carparking within Governor Phillip Park was comparatively informal and unregulated, resulting in compaction of tree roots and topsoil damage. Works carried out as a

result of the previous Plan of Management for the park decreased the impacts of vehicles on the park and improved pedestrian amenity. Council now wish to protect remaining areas in the park from overuse by vehicles, resulting in a better quality parkland.

Vehicle parking areas within the park are a combination of formal and informal parking areas. Formal sealed parking areas are located at Station Beach , and north of the North Palm Beach Surf Club. Overnight car parking in the Station Beach car park is likely when the National Parks and Wildlife Service introduce overnight accommodation on the headland.

More informal grassed and unmarked parking areas are available on the western side of the western picnic area, east of the Barrenjoey Boathouse, and next to the North Palm Beach Surf Club.



## **SECTION 2**

# **MANAGEMENT**

## 2.0 Management

Warringah Shire Council was appointed trustee of R56217 and R61140 on 25 January 1952. Care, control and management of R64483 devolved upon Warringah Shire Council according to Section 344 of the *Local Government Act 1919*.

On 1 November 1991, the Governor Phillip Park (R56217, R61140, R64483) Reserve Trust was established, and Warringah Council was appointed manager of the Reserve Trust under the provisions of Sections 92 and 95 of the *Crown Lands Act 1989*. Management of the park was transferred to Pittwater Council following its secession from Warringah in 1992.

The Crown reserve lands that comprise Governor Phillip Park are managed by the Governor Phillip (R56217, R61140, R64483) Reserve Trust, which is a separate corporate entity to Council. As Council only manages this trust, all income from and expenditure on these reserves must be separate from Council's general revenues.

The now-defunct Palm Beach Open Space Shoreline Committee (PBSOSC) managed the park in association with Pittwater Council at the time the previous Plan of Management was prepared in 1995. The park is now managed by Pittwater Council according to this Plan of Management, in liaison with the Department of Land and Water Conservation, the Palm Beach Association, stakeholders in the park, and representations to Council from the public.

The *Crown Lands Act 1989* requires that the Trust funds are accountable, and Council as Trust Manager is required to provide the Minister with triennial reports of the trust accounts.

Whilst Governor Phillip Park is currently managed by one trust, DLWC have suggested that other Crown reserve trust that manages similar lands be amalgamated i.e. all beaches. This allows for the transfer of funds between reserves without the need for the Minister's consent.

Governor Phillip Park is primarily managed by Pittwater Council's Reserves, Recreation and Building Services Business Unit, and using the expertise of a number of other Pittwater Council's Business Units, to achieve the following:-

Reserves, Recreation and Building Services	Overall park planning, preparation and ongoing management of Plans of Management for parks, landscape design, horticultural maintenance, dune maintenance, beach and park cleansing, construction and maintenance of all buildings and structures, reserves bookings, filming bookings, installation of power and water supply, erection and maintenance of signs, and lifeguard patrol (summer only).
Environmental Compliance	Pay and Display, dog control, visitor behaviour, by-laws and ordinance control.
Corporate Development	Leases, franchises and land tenure.
Finance	Financial accounting.
Planning and Assessment	Development control, assessment of development applications for major works, illegal operators.

The previous Plan of Management provided direction for park management that has resulted in various improvements to the park since 1995. This Plan of Management provides further direction for improvements to the park to be funded from Council's capital works program and ongoing grant applications.

## 2.1 Pay Parking

Since 1995, Council has implemented a Pay and Display vehicle parking payment system within the park. Residents of Pittwater local government area are issued with a parking sticker (upon payment of rates) which allows parking within the park providing the current Pittwater sticker is displayed on vehicle.

Non-residents of the Pittwater local government area and people without an authorised parking sticker are also able to purchase a parking sticker or are subject to pay parking at a rate of:-

0-4 hrs	\$3.00 Mon – Fri	\$5.00 Sat, Sun & Public Holidays
4-24 hrs	\$5.00 Mon – Fri	\$9.00 Sat, Sun & Public Holidays
24-48 hours	\$12.00	
7 day passes	\$22.00	

There are fifteen one hour short stay parking spaces available on Station Beach - \$2.00 (***Pittwater Parking stickers are not valid in the short stay parking spaces.***)

***These rates are applicable at the stage of this Plan of Management's adoption and are subject to variation.***

The issue of the payment of parking fees by residents and non residents alike is the subject of discussions between Council and DLWC. A review of the whole process will be undertaken within the next six months.

DLWC's view on the issue of pay parking is that "Crown reserves are to be managed for the benefit of the people of NSW (principles of Crown Land Management Section 11 Crown Lands Act), as such all of the public should be treated similarly."

Council's view is that as the ratepayers of Pittwater already heavily subsidise Crown Reserves in Pittwater, which are used extensively by the people of NSW, that the "User Pays" principle must be applied to a reserve of such regional significance with the funds collected being added to ratepayer contributions which assists with the ongoing maintenance and capital improvements in the park. Half day rates have recently been introduced to further lessen the impact of fees on visitors to the park.

Pittwater Council have recently approved provision of a bus parking area for two buses in the north-western carpark in response to requests from bus operators for a location to lay-over buses in the Palm Beach area. As the park is a tourist attraction, provision for bus parking is justified, but no additional spaces should be reserved for buses which reduces parking available for vehicles at peak times. These bus lay-over areas should be policed to ensure that extended parking is not occurring.

Demand for parking spaces exceeds supply, particularly on summer weekends.

## 2.2 Current uses of Governor Phillip Park

### 2.2.1 Buildings and improvements

#### Palm Beach Golf Course

The Palm Beach Golf Course is a 9-hole, par 32 course that is generally flat and tight and occupies 8 hectares of land. A pro-shop is located on the golf course. The golf club's clubhouse is not located in the golf course or the park, but on the southern side of Beach Road opposite the golf course entrance. Currently the Club has approximately 800 members. At present approximately 30,000 rounds of golf are played per annum.

The five year capital works program for the Palm Beach Golf Club includes:-

1. Remove Acacia Saligna and replace with Cabbage Tree Palms and Banksia integrifolia etc.
2. Address beach erosion along western boundary (at Station Beach) by establishing a riparian edge to both stabilise embankment and provide protection for beach users from golf activities.
3. Erect protective fencing on the western boundary in appropriate locations.
4. Underground power lines along eastern fence.
5. Construct new fence along eastern and northern boundary.
6. Plant native trees along outside of new fence.
7. Strengthen tree stands within fairway boundaries with native species.
8. Divert stormwater into underground tank for irrigation.

### **Barrenjoey Boathouse**

Although not within the park boundary, the Barrenjoey Boathouse is perceived as part of the park. The Barrenjoey Boathouse, built in about 1946, supports a number of uses, such as a refreshment room, Aquatic Airways operation, commercial diving operation, watercraft hire, pontoon, offices, bulk storage of aviation fuel, car parking area, servicing of seaplanes associated with the Aquatic Airways operation, storage of watercraft associated with the wet lease area catamaran hiring business, and an awning. The lessees of the Boathouse have recently repaired the jetty. A lease will need to be established between Barrenjoey Boathouse and Council in relation to use of the area outside of its permissive occupancy area currently used for storage, parking and recreation.

Aquatic Airways hold an occupation licence of moorings fixed to the pontoon, from the NSW Waterways Authority.

### **North Palm Beach Surf Life Saving Club building**

North Palm Beach Surf Life Saving Club was built in the 1970s, and has not been upgraded since that time. The clubhouse includes a kiosk, equipment storage areas, overnight accommodation, kitchen, first aid room, and member's common room. The surf club building is intended for use for surf club activities and for community use.

The club submitted plans to Council in March 2001 to refurbish the existing public amenities, install facilities for people with disabilities, upgrade internal members' facilities, and upgrade facilities for female members. These plans were considered excessive and the Club consequently amended their proposal which included containing the renovations and alterations within the current building blueprint. In September 2002 the Reserve Trust granted Owners Consent for the lodgement of a Development Application for the proposal. A plan of the proposed renovations is attached as **Appendix F**.

### **Former Ranger's Cottage**

The Former Ranger's Cottage is 70 years old, includes three bedrooms, and is constructed from fibro material. The roof was replaced 12 years ago, and the building has a new kitchen and modified bathroom.

It was previously used as a park ranger's residence, and more recently was rented for private residential use until January 2002. However, the Department of Land and Water Conservation advised Council that use of the cottage for residential rental was not acceptable, given the recreational purpose of the park. Expressions of Interest were issued by the Reserve Trust in August 2001 regarding leasing the cottage as a restaurant/outdoor dining area or coffee shop with some food and associated facilities. The cottage is surrounded by a flat grassed area which could be used for outdoor eating areas, wedding receptions and the like. Council is now in final

discussions with a selected option for the cottage and awaits the adoption of the plan to proceed with a lease.

### **Toilets and amenities**

There are two public toilet blocks within the park – at the northern end of the park near Station Beach, and at the southern end of the park in the North Palm Beach Surf Club building. The northern toilet block is visually unattractive, and should be more sympathetic to the surrounding area, relocated, or included in any new public building within the park.

Despite some park visitors using toilets in the golf club building (outside the park), no further toilet facilities will be constructed within the park at this stage, due to cost and visual reasons.

### **Food outlets**

Existing food outlets within the park include the café at the Barrenjoey Boathouse, and the kiosk in the North Palm Beach Surf Life Saving Club.

### **Visitation**

Governor Phillip Park attracts about 40,000 to 50,000 visitors per year. Peak use of the park occurs when a large influx of people visit the park over the Christmas and summer school holiday period.

### **Characteristics of park visitors**

Results of a survey of park visitors in October-November 2001 are listed at Appendix A.

## **2.3 Maintenance regime**

Maintenance activities carried out in the park, and their frequency, are as follows:

- Cleaning of toilets twice a day in summer, and once a day in winter by a contractor.
- Emptying of litter bins within the park by a contractor. Bins at the end of beach access paths through the dunes are emptied by Council weekly in winter, and twice weekly in summer.
- Cleaning of barbecues twice a week by Council staff.
- Beach cleaning with a mechanical rake every week in summer, and as required in winter.
- Mowing grass every 4 to 5 weeks.
- Gardens tended as required.
- Carrying out minor repairs as required.
- Council has recently completed painting the North Palm Beach Surf Club.

Pittwater Council have implemented a program to inspect playgrounds on a regular basis for safety compliance.

Maintenance of the park is generally of a medium standard. The park needs a major maintenance upgrade, especially the horticultural and garden areas. The volume of litter generated in peak periods in summer also needs to be addressed.

## **2.4 Income**

Revenue from occupancy of buildings and land within the park, and activities taking place in the park, is derived from various sources, as shown in the table below.

## Income received from Governor Phillip Park in 2001-2002 financial year

Source of income	\$
Lease - North Palm Beach Surf Life Saving Club	1
Lease - Former caretaker's cottage	18,061
Lease - Palm Beach Golf Club (plus 15% of turnover)	17,081
Pay and display parking	118,392
Parking infringement notices	60,593
Filming fees	43,263
Reserve booking fees	2,385
<b>TOTAL</b>	<b>259,776</b>

Grants received by Council from the Department of Land and Water Conservation and Planning NSW are not included in the above table, because receipt of grants is uncertain, and Council has had limited success in obtaining State Government grants in recent years. A recent grant of \$130,000 was received from the Department of Land and Water Conservation for Governor Phillip Park. 25% of income from the Palm Beach Golf Course is the lease fee. Of the lease fee, 15% is paid in cash, 70% spent on capital improvements to the golf course, and 15% on youth development.

### 2.5 Expenditure Capital works

Funds spent on capital works in Governor Phillip Park since the previous Plan of Management was prepared are outlined in the table below. It should be noted that Council does not fund capital works in the park every year.

### Capital works expenditure on Governor Phillip Park 1995-2002

Year	Item of expenditure	Cost \$
1996-97	Formalisation of existing carpark to the north of the golf course on the Pittwater side of the park.	70,000
1996-97	Greenspace grant for foredune protection, revegetation, water services, and park furniture.	40,000
1997	Road repair, definition of carparking. Upgrading picnic facilities opposite the golf course. Construction of the northern carpark at Station Beach. Landscaping and revegetation of the central dune area. Ancillary works, including resealing of the lower access road, installation of barbecues, park furniture, bush regeneration and planting.	200,000
1997-98	Earth works	125,000
1997-98	Green works	100,000
1997-98	Lower access road	40,000
1997-98	Completion of northern carpark at its southern end, including landscaping and dune works.	100,000
1998-99	Amenities block (sewer)	35,000
1999-00	Landscaping – picnic area	31,000
1999-00	Amenities access ramp in north Governor Phillip Park	8,000
1999	Installation of electric barbecues (4) and coralling of picnic areas	50,000
2001-02	Regrade areas, remove exotic plant species, removal of Asparagus Fern, planting of fig trees, installation of seats, barbecues and shelters.	50,000
2001-02	Bunker upgrades at the second green of the golf course.	12,000
2001-02	Painting of North Palm Beach Surf Club	33,000
2002	Tree planting, edging, picnic shelters, BBQ's, fencing	120,000

## 2.6 Recurrent expenditure

Recurrent costs of operation of the park are listed in the table below

### Expenditure on maintenance activities in Governor Phillip Park 2001-02

Maintenance activity	Cost \$
Mowing of grass	6,542
Administrative costs	51,480
Gardening	4,482
Cleaning of barbecues	3400
Beach raking	7300
Dune maintenance	9000
Litter pickup / garbage collection	5300
Maintenance of the former caretaker's cottage	620
Maintenance of the North Palm Beach Surf Club	5,600
Carparking and road maintenance	2200
Maintenance of toilet block	4,000
Cleaning of toilets	4,000
Lifeguard patrol of North Palm Beach,	3800
Donation to Club by Council	5500
Payment of utilities by Council	3925
Ordinance control / rangers policing Pay and Display machines	14,196
Maintenance of Ordinance machines	29,586
Lease of one Ordinance Machine	7,194
Maintenance of park furniture	2,000
Maintenance of playground equipment	5,350
Signage	2,700
<b>TOTAL</b>	<b>178,175</b>

**Council currently has an action plan that all profits from income received from activities on Governor Phillip Park goes towards funding works within the park.**

## 2.7 Basis for Management

### Management goals and objectives

#### 2.7.1 State Government requirements

##### Introduction

The overriding requirement in preparing a Plan of Management for Governor Phillip Park is that the plan must conform to the requirements of relevant government legislation and policies. The *Crown Lands Act 1989* is the most significant legislation applying to the park. The *Pittwater Local Environmental Plan 1993* (as amended) requires that Plans of Management set out permissible uses of the parks. The *Environmental Planning and Assessment Act 1979* is only relevant when a Development Application is required for a use or development that is permissible within this Plan only with development consent.

#### 2.7.2 State government objectives

The objectives of the Department of Land and Water Conservation regarding management of Crown land directly relate to the principles of Crown land management listed in Section 11 of the *Crown Lands Act 1989*., and to relevant policy and planning documents such as:-

- The Coastal Crown Lands Policy

- The NSW Coastal Policy, 1997 which now applies to the Sydney Metropolitan area.
- The draft Sydney Harbour Catchment Blueprint and the draft Hawkesbury-Lower Nepean Catchment Blueprint – which once approved by State Cabinet will have State Government Policy Status.
- Policy document Food and Beverage Outlets on Crown Reserves.
- DUAP Circular No F 14 “ Restaurants in Open Spaces”.

### **2.7.3 Council’s goals and objectives for open space**

Council’s current goals and strategies relating to planning and management of parks and reserves in Pittwater are contained within Council’s Management Plan 2002-2007, the Open Space, Recreation and Bushland Strategy (2000), and the Landscape Management Policy (1993). These goals and strategies have been used to guide the outcomes of this Plan.

## **2.8 Permitted future uses of Governor Phillip Park**

### **2.8.1 Permissible uses**

#### **Permissible uses of Crown land**

The objectives of the Department of Land and Water Conservation regarding management of Crown land directly relate to the principles of Crown land management listed in Section 11 of the *Crown Lands Act 1989*, which are to:

- observe environmental protection principles in relation to the management and administration of Crown land.
- conserve the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) wherever possible.
- encourage public use and enjoyment of appropriate Crown land.
- encourage multiple use of Crown land, where appropriate.
- use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.
- occupy, use, sell, lease, licence or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.
- The Coastal Crown Lands Policy was issued in January 1991, and applies to all coastal Crown lands within one kilometre landward and three nautical miles seaward from low water mark. The objectives of the policy are to:
  - conserve and maintain the intrinsic environmental and cultural qualities of the coastal Crown land.
  - retain all coastal Crown lands of an environmentally sensitive nature and/or required for a public purpose, in public ownership.
  - optimise public access and use of coastal Crown lands.
  - provide Crown lands, as appropriate, for recreation, tourism, residential and commercial coastal development with due regard to the nature and consequences of coastal processes.
  - encourage the rehabilitation of degraded coastal Crown lands.
  - continue to acquire significant coastal lands for future public use.

Uses and activities on land reserved for public purposes are broadly defined by the public purpose of the reservation, in conjunction with any conditions and provisions within the specific zoning in the *Pittwater Local Environmental Plan 1993* (as amended).

Governor Phillip Park is Crown land reserved for Public Recreation, the park must be predominately for the public's benefit for recreation. Uses, activities, developments and agreements regarding the park should be broadly defined by the purpose of Public Recreation. The permitted land uses on a Crown reserve are then more specifically defined by either a statutory mechanism (a Plan of Management), contractual agreement (lease or licence), or a combination of both.

Case law judgements also influence the policy and practice of the Department of Land and Water Conservation and Pittwater Council as the reserve's Trust Manager regarding defining acceptable uses and activities on Crown recreation reserves. The body of case law provides the following guidance:

- use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved. This includes uses that are ancillary to or supportive of the reserve purpose, such as a kiosk on land reserved for public recreation. A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.
- land reserved or dedicated for public recreation must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the reserve and buildings thereon if it is necessary for the public's enjoyment of the reserve or for health and safety reasons to be excluded, for example from a workshop or equipment storage area.
- right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry that relate to health and safety.
- the power to licence part of the land or a building where the use is unconnected with the purpose of the reservation is not available to Councils as trust managers or trustees.
- public recreation areas need to remain accessible to the public and may not be diminished by private use and enjoyment. Erosion of a reserve's purpose through private uses limits, restricts and inhibits the enjoyment and recreation of the public at large.
- land restricted in use to a public park and for public recreation cannot be said to be open to the public generally if any part of the land is open only to members of a particular organisation.

### 2.8.2 Permissible developments and activities

In general, permitted uses of Governor Phillip Park are those that provide a recreational benefit to the public, and are sympathetic to the natural and cultural character of the park. Permitted uses should not unduly conflict with other uses of the park, or the natural and cultural character of the park. Any use of the park that unreasonably restricts recreational use of the park is prohibited.

Generally, developments and activities that will be permissible in the park will be those that are consistent with the Landuse Planning Table that specifies examples of permissible and prohibited uses of the park (refer to **Section 3**).

Specific criteria that relate to leases and licences are outlined in **Section 3**.

Other activities not subject to development consent require a permit issued by Council.

Applications for permits are required to be submitted to Council's Reserves and Recreation Officer. The event organiser is responsible for lodging the application for a permit, except in the case of activities within leased areas, in which case the leaseholder is responsible for lodging the application.

## SECTION 3

# LEASES, LICENCES & OTHER ESTATES



### 3.0 Leases, licences and other estates.

#### 3.1 Introduction

Leases or licences for facilities or activities within the park impact on management and public use of the park. However, they provide both increased recreation opportunities and a source of income to Council.

All tenures over part or all of a Crown reserve are made between the Reserve Trust (Pittwater Council) and the lessee/licensee, and are subject to the provisions of the *Crown Lands Act 1989*.

This Plan of Management forms the Heads of Consideration for all current and future leases on Governor Phillip Park.

Current leases on Governor Phillip Park are listed in the table on Page 31.

#### 3.2 Authorisation of existing leases and licences

This Plan of Management authorises all existing leases and licences applying to Governor Phillip Park until the expiry of their current term. The area covered by existing leases is shown in **Figure 4.1** and includes Palm Beach Golf Club, North Palm Beach Surf Club, Rangers Cottage and also shows the location of leases that are recommended by this Plan of Management at the time of preparation. This is not intended to preclude any additional leases or licences that meet the above criteria for future leases and licences that may be entered into during the life of this Plan of Management.

#### 3.3 Rangers Cottage

A new lease is proposed for this building and Expressions of Interest for use of the former Ranger's Cottage for a food and beverage facility were sought by Council in September 2001. Council's decision regarding use of the former cottage as a food and beverage facility is dependent on being an approved use according to this Plan of Management, and subsequent approval of a Development Application. Provision of a quality food outlet will increase the enjoyment of visitors to the park by providing a further opportunity for socialising.

One submission was received as a result of the EOI for the commercial lease of the cottage to offer a kiosk, serviced tables and outdoor dining area. Preliminary discussions have been held between Council staff and the Applicant. A preliminary plan of the proposed renovations to the cottage have been attached to this document as Appendix E.

Any lease agreement should be consistent with the Department of Land and Water Conservation's Policy on Food and Beverage Outlets on Crown Reserves which states that "any proposal for the establishment of a food and beverage outlet on a public purpose reserve should be contained in a Plan of Management made under the Crown Lands Act, 1989 to ensure that it is evaluated by the community and stakeholders and its scope defined by the plan."

Food and Beverage outlets are categorised to be used as a guide in determining whether a proposal is a suitable use on a Crown reserve as follows:-

Food and Beverage outlets which may be suitable.



- i. Kiosks which provide snacks, packaged and prepared light foods with non alcoholic beverages to take away are an acceptable use on public purposes reserves, where they are ancillary and supportive of the use of the reserve.
- ii. Refreshment rooms, cafes and coffee shops which serve snacks, light meals and beverages to take away or to be consumed on the premises are acceptable uses on public purpose reserves, where they are ancillary and supportive of the use of the reserve.
- iii. A bistro, brassiere or restaurant which serves light to substantial meals and beverages to be consumed on the premises is an acceptable use on public purpose reserves, where they are ancillary and supportive of the use of the reserve.

Premises in categories ii and iii may hold an “on-licence” to serve liquor by table service.

Food and Beverage Outlets which may not be suitable.

- iv. Major fast food operations which essentially service a passing trade rather than reserve users and cannot be regarded as ancillary to the reserve; and
- v. Restaurants which serve only substantial meals; or contain a bar area which precludes the under 18 age group; or essentially service a passing trade rather than reserve users and cannot be regarded as ancillary to the reserve.

To assist both Trust Managers and Departmental officers in determining whether a proposal is appropriate, the following criteria should also be applied:-

- The facility should enhance the public use of the reserve and not become the main focus of the reserve;
- The integrity of the reserve in terms of its public purpose and environmental qualities should be preserved; and
- The public’s right to access should be preserved.

Any proposed lease principles will be required to be consistent with the above and to include:-

- The hours of operation will be such that the food and beverage outlet will be generally available when the recreating public would demand and not only at peak times to maximise public access.
- The proposal should include an outdoor eating area in the grounds of the cottage with an indoor dining area for approximately 50-100 people. The concept should be café/restaurant style operation with a kiosk/takeaway providing seating and shelter in the outdoor area.
- A wide and varied style of meals and refreshments should be made available from the provision of kiosk fare to more substantial meals at affordable prices.
- The scale of the proposed facility should not unduly impact on the reserve and should not become the main focus of the park.
- No area of the food and beverage outlet is to be set aside for private functions.
- 15% of the rental is to be allocated to the Public Reserve Management Fund (PRMF) State Government Fund to assist other reserve trust throughout the State.
- All income received from the lease of the premises is to be generated back into the reserve for maintenance/capital works etc.
- The cost of all works/maintenance to the current building is to be borne by the lessee.
- Any proposed renovation is to be approved by a suitably qualified Heritage Consultant.
- It is proposed that Council would enter into a 10 year lease with the Applicant with options of 5 years and then a further 5 years thereafter.

- The proposed annual rental would be negotiated between the Applicant and Council.
- All relevant insurance policies would be required.
- The parameters of the lease area should not extend beyond the proposed diagram attached at **Appendix E**.

### **3.4 Criteria for future leases and licences**

#### **General**

A lease or licence over a Crown public reserve must be consistent with the purpose of the land's reservation or dedication, otherwise the Minister cannot approve any leases or licences granted by the Reserve Trust.

Future leases and licences that are granted over the park should also be consistent with the requirements of the *Crown Lands Act 1989* and other applicable legislation

Any new lease and licence agreements, and renewal of existing leases and licences, should:

- be justified in relation to public need and benefit of the park.
- allow general public access to the building or activity, which would be measurable in a performance-based lease or licence agreement.
- require lessees and licensees to be sympathetic to the character of the remainder of the park.
- recognise the importance of the park as a regional recreation and tourist area. Leasing and licensing of areas within the park may adversely impact on casual recreation use of the park, so minimal inconvenience to casual park users, especially during peak usage times, needs to be ensured.
- Uses consistent with the reserve purpose and DLWC policy and case law.
- 15% of the rental is to be allocated to the Public Reserve Management Fund (PRMF) State Government Fund to assist other reserve trust throughout the State.
- include measurable performance criteria.
- include positive financial and other benefits to both the Reserve Trust and the residents of Pittwater and will be subject to market rental for commercial activities.

#### **3.4.1 Palm Beach Golf Course**

- minimise impacts of golf activities on other users of the park through extensive native landscaping as seen in the area.
- Show the location of the dedicated public William IV road (which runs through the Golf Course).
- The road reserve should be extinguished or the alignment relocated to the existing loop road.
- The course being located on Crown reserve lands must provide an acceptable level of accessibility to the public at a reasonable cost.
- Establish riparian vegetation strip along Station Beach boundary to protect both beach users and the dune.
- Provide a meaningful capital works program that will benefit all users of the park.
- Prepare a joint proposal to obtain grant funding for the storage tank and irrigation system.

#### **3.4.2 North Palm Beach Surf Club**

- The North Palm Beach Surf Club has primary use of the surf club building, but the building must also be available for community use at a reasonable fee level.

- Any commercial use by the Club should require the consent of the trust and may be subject to commercial rental being imposed by the trust.
- Funds raised from the use of the surf club building must be used for improvements to the surf club surrounds or the park generally. The Club will be required to demonstrate this to the trust by way of annual reporting.

### **3.4.3 Barrenjoey Boathouse**

Leases of adjacent land also affect Governor Phillip Park. The Barrenjoey Boathouse (used as a café, administration office for the Aquatic Airways seaplane operation, boat hire and a diving operation), is outside the western park boundary, being below mean high water mark. This lease is administered directly by DLWC. However, land access to the Boathouse is reliant on access through the park. The Boathouse is leased by DLWC for a period of 25 years until 2022. Its permitted use under the lease is a waterfront business (boatshed operation), including a seaplane base and cafeteria.

At the next review of the Boathouse lease with DLWC the trust will indicate to DLWC that should include performance based criteria including:-

- Landscaping of the eastern side of the building and curtilage.
- Ensuring furniture etc on the curtilage is kept in a clean and tidy condition.

As recommended by DLWC a commercial lease is to be developed between the lessee of Barrenjoey Boathouse and Council for an initial five year period for the area of land to the frontage of the building canopy. Any lease entered into should include:-

- specific on-site parking for 12 vehicles related to businesses within the Barrenjoey premises.
- Location of areas related to storage of equipment or services related to the operation or maintenance of the building to be specified by the lessee.
- Maintenance of picnic tables, fencing, turfing and the like used specifically by the patrons of businesses within the boathouse to be undertaken by the Lessee.
- The current lessees of the building have submitted a landscape plan for the area which council has adopted in this plan. Any costs associated with the construction of works should be credited against the agreed lease fee.
- Scale of the proposed operation
- Area that the operation will occupy
- Area must be accessible to the general public at all times.
- 15% of the rental is to be allocated to the Public Reserve Management Fund (PRMF) State Government Fund to assist other reserve trust throughout the State.

Whilst no parking for patrons of businesses within the boathouse is allocated within the park Council has agreed to some temporary overflow parking during peak summer periods. This use will be monitored by Council in relation to its impact on the recreational use of the area.

### **3.4.4 Station Beach**

Council as Trust Manager of Governor Phillip Park has to weigh up both the environmental and recreational impacts of activities within the park. Any water-based activities on Station Beach must not:

- damage the significant seagrass beds off Station Beach.
- conflict with water- and shore-based activities at Station Beach.

In September 2002 a land claim under the provisions of the Aboriginal Land Rights Act 1983, had been lodged by the Metropolitan Local Aboriginal Land Council over Pittwater and if successful may impact on licenced boating activities on Pittwater.

Investigation should be made into the feasibility of the development and management of a community building with associated public amenities through a tender consultation process. If this proposal were to go ahead the existing amenities block should be demolished and incorporated into the new building with storage facilities provided that could accommodate the storage of watercraft.

Expressions of Interest for the hire of sailcraft from Station Beach have been received by Council in recent years, but no licence agreement has been entered into at the stage of draft public exhibition of this Plan of Management.

Any development of a lease for the hire of sailcraft must include:-

- A strategy to monitor the health of the seagrass beds and the impacts of such an activity monitored on a yearly basis by Council.
- Hours of operation
- Scale of the proposed operation
- Area that the operation will occupy
- The length of the proposed lease
- Area must be accessible to the general public at all times.
- Length of lease
- 15% of the rental is to be allocated to the Public Reserve Management Fund (PRMF) State Government Fund to assist other reserve trust throughout the State.

#### **3.4.5 Home & Away – Temporary Licence/Permit.**

North Palm Beach is a popular location for filming television series and commercials. Filming on North Palm Beach will continue to be encouraged. Only a section of North Palm Beach may be closed to the public if filming or any other activity is for a commercial purpose. Filming or other activities on North Palm Beach for the benefit of a recognised charity is acceptable.

The Home and Away Television Series is filmed on a regular basis at North Palm Beach and operates on a Temporary Licence/Permit basis and attracts international tourists to the area. Bookings of these types of activities is through the Reserves and Recreation Officer of Pittwater Council.

Council will investigate the possibility of entering into a Licence Agreement with Channel 7 for the use of Governor Phillip Park. Any proposed Licence agreement with Channel Seven for the filming of the Home and Away Television Series at Governor Phillip Park should include the licencing principles as follows:-

- Hours of operation
- Area that the operation will occupy
- Scale of the proposed operation
- Length of the proposed licence agreement
- Should not impact adversely on the amenity of the reserve
- Should adhere to OH&S issues.
- Should state the user fees
- 15% of the rental is to be allocated to the Public Reserve Management Fund (PRMF) State Government Fund to assist other reserve trust throughout the State.

### **3.4.6 Buildings and facilities**

Under any lease over Crown land, the construction of facilities will be permitted, provided:

- the facilities that are proposed to be constructed are in accordance with a Plan of Management adopted for the reserve under the *Crown Lands Act, 1989*.
- any lessee obtains the consent of both the Minister and the Reserve Trust for any development applications or proposals for activity made by it to enable the construction of the premises.

### **3.4.7 Barrenjoey Headland**

The National Parks and Wildlife Service are intending to introduce overnight accommodation at the Headland in the future. Prior to this occurring discussions between the Reserve Trust and National Parks & Wildlife Service should be entered into to come to a mutual arrangement with regards to either extending the existing carpark further northward into the dune area with all project management design and construction costs to be met by the National Parks and Wildlife Service.

The issue of the impact of increased visitation of tourist buses due to the increased activities at the lighthouse must also be addressed.

### **3.4.8 Commercial activities**

This Plan of Management authorises the leasing, licensing or granting of any other estate over Governor Phillip Park for commercial food and beverage facilities, watercraft hire, and any other commercial activity that results in a diverse range of recreation activities within the park and meets the criteria set out in the principles of Crown Land Management listed in Section 11 of the *Crown Lands Act, 1989*.

### **3.4.9 Licensed activities within the park**

Other uses of the park for which applications for permits are made to Council include picnics and family days, wedding ceremonies and receptions, Castles in the Sand Charity function, charity functions, luncheons and Christmas parties, Australia Day breakfasts, corporate functions, fireworks, filming, club presentations, Royal Australian Navy Diving School Zodiac training, surf club biathlons, kite surfing, ocean boat racing, beach games, private functions, promotions, fun runs, surfing, ocean swims, mobile restaurants, and helicopter landings (if the reason for the helicopter landing is consistent with the core objectives of the Park and only with the General Manager of Council's permission).

Bookings for activities for which a Council permit is required are co-ordinated by Council's Reserves and Recreation Officer.

Council recognises that bookings of areas within the park for certain activities may adversely impact on casual recreation use of the park, especially at peak use times.

Council are more lenient with the use of Governor Phillip Park than other parks and reserves in Pittwater especially in relation to noise-generating activities involving high numbers of people, due to the remoteness of the park from residents, and its large areas of carparking. Council takes into account comments from the Palm Beach Association and local residents when approving large events in the park.

### **3.4.10 Boat hire**

The NSW Waterways Authority has advised that it administers a Hire and Drive licensing system, which applies to all powered and non-powered hire vessels in NSW. It will be necessary for anyone intending to operate a hire and drive activity based in Governor Phillip Park on Pittwater to obtain a hire and drive licence from the Waterways Authority.

### **3.4.11 Process for granting future leases and licences**

Lease agreements should be modeled on the standard Crown lease conditions applying to the leasing of Crown land under Section 34 of the *Crown Lands Act 1989*.

Council's assessment of leasing arrangements is that all new or renewed leasing arrangements are to address the following key issues:

- enforcement of the agreement
- payments and other benefits to the community
- use and occupation
- statutory requirements
- liability and insurance
- improvements
- repairs and maintenance
- health and safety
- environmental management

Council requires any proposals for leases or licences for commercial activities to be publicly advertised as an Expression of Interest where applicable.

Consent must be obtained from the Minister for Land and Water Conservation before any long-term licence on Crown land is granted. A temporary licence can be granted only for the purposes prescribed under the *Crown Lands Regulation, 1990*. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

All leases and licences over Crown land must be registered with the Department of Land and Water Conservation.

### **3.4.12 Review of leases and licences**

All lease agreements should be reviewed by Council before their expiry date in terms of their performance in meeting conditions and performance criteria specified in the lease. Based on this review, recommendations should be made to Council and the Minister regarding the appropriateness of performance criteria and other conditions of any lease or licence. Ongoing monitoring of all leases and licences should occur to ensure a satisfactory level of performance and improvement from lease- or licence-holders.

## Current leases of Governor Phillip Park

Area / facility	Lessor	Lessee	Permitted use	Term	Date of expiry	Rent	Comments
Palm Beach Golf Course (Crown reserve R56217) 1 Beach Road, Palm Beach	Pittwater Council, as Trust Manager of Crown reserve	Palm Beach Golf Club Ltd	Golf course	21 years	8 January 2018 (review 9 January 2007)	\$15,000 per annum base rent, plus 15% of turnover	The lease includes operational performance measures the golf club must meet. The lessee must keep the land maintained in accordance with good golf course maintenance standards.
North Palm Beach Surf Life Saving Club (R56217)	Pittwater Council	North Palm Beach Surf Life Saving Club Inc.	Surf life saving club and youth training and development facility, storage of surf life saving and sporting equipment, community meeting rooms and uses incidental thereto including fund-raising activities.	21 years	18 July 2020	\$1.00 per annum in advance	Tenant carries out maintenance to the interior of the building.  Council maintains the outside fabric of the building, common areas and undertakes emergency electrical and plumbing works.  The building must be made available for community use through bookings system.
Former Ranger's Cottage	Pittwater Council	Private resident	Residential	Weekly basis	Week to week tenancy	\$350 per week	The tenant pays for water usage, and maintains the lawns and gardens. This is not an acceptable activity given the recreational purpose of the park.

Source: Pittwater Council.

## Proposed Future leases of Governor Phillip Park

Area / facility	Lessor	Permitted use	Comments
Former Ranger's Cottage	Pittwater Council	Kiosk/ Restaurant	It is proposed that the former Rangers Cottage be utilised as a food and beverage facility. An EOI was sought by the Trust in 2001 and one submission was received. A preliminary Plan of the proposed renovations is attached to this Plan of Management at Appendix E.
Frontage to Barrenjoey Boathouse	Pittwater Council	Parking and landscaping	<ul style="list-style-type: none"> <li>- the current lessees of Barrenjoey Boathouse have submitted a landscape plan which Council has adopted in this Plan.</li> <li>- Any costs associated with constructions of works should be credited against any agreed lease fee.</li> </ul>
Community Building	Pittwater Council	Amenities, storage of watercraft.	The construction of this building should replace and update the existing amenities block and provide space for the storage of watercraft.
Non powered watercraft Hire Station Beach	Pittwater Council	Hiring of water equipment/ beach equipment	An EOI for the Hire of Watercraft was advertised by Council in 2002 at the stage of adoption of this Plan of Management no proprietor had been contracted but it is envisaged that this will be a future activity on Governor Phillip Park.

This Plan of Management authorises the leasing of the Rangers Cottage, the frontage to the Barrenjoey Boathouse, a community building and non powered watercraft hire off Station Beach.

(Note: These proposed future leases are leases that the Trust is proposing to investigate in the near future. This list does not preclude any other future leases from being negotiated at a later date.)



FIGURE 4.1 - LEASE AREAS  
GOVERNOR PHILLIP PARK  
PLAN OF MANAGEMENT

### 3.8 Landuse Planning Tables

<b>Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)</b>	<b>Permissible uses requiring development consent</b>	<b>Prohibited uses (including but not limited to the following)</b>
Advertising – temporary	Amenities / toilets / change rooms	Advertising – permanent
Alcohol-free zones requiring consent of Council and consent of other relevant committees i.e. Traffic Committee	Boat launching ramp	Agriculture
Animals on beach – only with express authorisation of Council	Boat racing launching directly from the beach	
Barbecues	Buildings ancillary or incidental to the park	
Beach-related games and sport, such as beach volleyball	Caravan park	Busking
Boating activities using non-powered watercraft (windsurfers, dinghy sailers, canoes, etc.)	Concerts, playing of musical instruments or singing for fee or reward after 10pm and before 8am	Domestic drainage outlets
Boat racing at designated boat launching ramps	Drainage and stormwater works (major, such as detention basin)	Equestrian activities
Bush regeneration (including weed removal)	Filling or cutting greater than 500mm in depth	Extractive industries
Car parking area (sealed or unsealed) ancillary to use of the park	Forestry	Gaming
Charity events	Markets of more than two consecutive days	Private alienation or encroachment
Children's playground equipment and structures	Restaurant	Recreational motor vehicles, including four-wheel driving, motorbike or trailbike riding, or similar, other than use for surf life saving and filming on a short term basis
Circuses, rodeos or other similar events which include live animal acts will only be permitted providing the operator fully complies with the State Government's "Prevention of Cruelty to Animals Act" and produce a letter of certification from the RSPCA or the Animal Welfare League that animals are being satisfactorily cared for.	Roads or vehicle access tracks (formalised)	Residential
Community events, e. g. market days, fundraisers, announcements, awareness campaigns, health campaigns	Seawall and revetment structures (major)	Showground
Community facility	Sporting facilities, club houses and the like	Storage of watercraft or equipment below Mean High Water Mark
Concerts, playing of musical instruments or singing for fee or reward for organised events during the hours of 8am and 10pm.	Telecommunications / mobile telephone transmission facility or tower	Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)
Consumption of alcohol in alcohol-free zones (providing appropriate signposting e.g. "The consumption of alcohol is prohibited without the express permission of Pittwater Council" is in existence).	Temporary activities, developments or events that meet the criteria outlined in Section 4 of this Plan of Management and require a casual booking or permit from Council, or a lease or licence under the <i>Crown Lands Act 1989</i> , that exceed one of the following criteria: The number of participants and/or spectators on any one day of an event exceeds 3,000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 14 continuous days.	Vegetation removal not in accordance with Council's Tree Preservation and Management Order, or this Plan of Management
Construction of barbecues	Trade shows	
Corporate functions	Utility installations	
Cultural events		

<b>Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)</b>	<b>Permissible uses requiring development consent</b>	<b>Prohibited uses (including but not limited to the following)</b>
Dinghy boat storage facility subject to notification process		
Drainage and stormwater works (minor)		
Dune stabilisation and foreshore protection		
Earthworks to construct structures identified on the Landscape Master Plan, including filling, levelling, grading and topdressing		
Feral animal control and eradication		
Festivals		
Fetes		
Filming and still photography		
Fire hazard reduction activities		
Fireworks displays		
Floodlighting of beach areas only for beach related activities		
Food and beverage facility		
Footpaths, boardwalks, minor bridges		
Golf course, or golf driving range, including greens, bunkers, and other small structures directly relating to the playing and viewing of golf		
Helicopter landings if consistent with the core objectives of the park and with the General Manager of Council's approval.		
Kite surfing		
Land restoration works, including mounding		
Landscaping works, including gardens, laying of turf, and re-turfing		
Lighting of reserve		
Low intensity commercial use subject to licence approval		
Maintenance / minor works		
Markets of not more than two days consecutive duration		
Marquee functions on the beach or in the park, not exceeding 3,000 people		
Minor works associated with golf course maintenance and improvements (such as realigning fairways, barrier planting, erecting safety fences with low visual impact and no loss of views		
Mobile food vendors (only permitted from a distance of no less than 100 metres from the nearest food / drink retailing establishment).		
Multi-use pedestrian and cycle tracks		
Ocean swims		
Organised running / sporting events		
Outdoor cinemas		
Overflow vehicle parking on a temporary basis for special events, large film shoots, etc.		
Park furniture, such as seating, shade structures and shelters		
Parties		
Pay parking facilities		
Picnics and barbecues, and associated facilities		
Playground facilities and associated structures		
Promotional events		
Public addresses		
Recreational equipment hire, e.g. bicycles, non-powered watercraft, umbrellas, banana chairs, locker storage equipment, etc.		
Recreational motor vehicles, including four-wheel drives, motorbikes, trailbikes, or similar for the purposes of surf life saving and filming on a short term basis		
School activities		

Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)	Permissible uses requiring development consent	Prohibited uses (including but not limited to the following)
Scouting organisations events and the like		
Signage – compliance, directional, interpretive, identification		
Sporting events e.g. fun runs, surf contests, kite surfing, ocean swims, triathlons		
Surfcraft and diver training		
Surfing and learn to surf classes		
Surf life saving activities		
Swimming schools / lessons		
<p>Temporary activities, developments or events that meet the criteria outlined in Section 3 of this Plan of Management and require a casual booking or permit from Council, or a lease or licence under the <i>Crown Lands Act 1989</i>, that do not exceed one of the following criteria:</p> <p>The number of participants and/or spectators on any one day of an event does not exceed 3,000.</p> <p>Activities not occurring outside the period of 7.30am to 11.30pm.</p> <p>Activities or temporary facilities occur over a total of more than 7 continuous days.</p> <p>E.g. charity, non-profit, corporate, cultural, promotional, social and catered events, parties, festivals, fetes, outdoor cinemas</p>		
Triathlons		
Unleashed dog exercise / training area		
Wedding ceremonies / receptions		

## **SECTION 4**

# **MANAGEMENT AREAS**

## MANAGEMENT AREAS

### 4.1 Introduction

The following section deals in detail with various specific issues as they relate to each of the Management Areas within Governor Phillip Park. Broad management issues, which are dealt with in **Section 5** of this Plan, have been covered in a more detailed level in this section where they relate to a specific Management Area.

The management areas within the park are as follows:

- Frontal dune.
- South-eastern recreation and parking area.
- Surf club.
- Hind dune.
- North-eastern recreation and parking area.
- Northern dune and sand spit.
- Station Beach.
- Palm Beach Golf Course.
- Lower western picnic / parking area.
- Former Ranger's Cottage and environs.

**Figure 6.1** shows the location of the identified management areas

The following tables outline:

- Issues affecting the specific Management Area.
- Strategies and actions to address the issues.
- Responsibility, priority and cost of implementing the action.
- Performance measures placed against each action, as a means of evaluating the achievement of the action.

As Trust managers of the park, Council has a commitment to maintain and improve the park in recognition of this trusteeship. The Plan of Management provides an outline scope and timeframe for capital works that are required to bring the park to its desired standard.



FIGURE 6.1 - MANAGEMENT SUB UNITS  
GOVERNOR PHILLIP PARK  
PLAN OF MANAGEMENT



## 4.2 Frontal Dune

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
<p>Wave attack and uncontrolled access over the frontal dune has resulted in dieback and erosion of dune vegetation. The frontal dune is invaded by weeds, particularly Bitou Bush and kikuyu.</p> <p>Fencing of the dune has helped keep the dune vegetation intact. However, dune fencing in many areas is damaged.</p>	Reinstate the natural frontal dune system as far as possible.	Re-profile all scoured and eroded areas with sand nourishment through Council's dune maintenance program.	Reserves and Recreation	Medium	20,000	-	Frontal dune is re-profiled.
		Stabilise and regenerate/ revegetate indigenous dune vegetation.	Natural Resources	Medium	20,000	-	Increase in cover of indigenous dune vegetation.
		Repair dune fencing where necessary.	Reserves and Recreation	Medium		20,000	All dune fencing is in good repair.
		Maintain dune fencing regularly.	Reserves and Recreation	ongoing	-	10,000	All dune fencing is in good repair.
		Implement an ongoing Bitou Bush eradication program.	Natural Resources	Ongoing	10,000	-	Reduction in incidence of Bitou Bush.
		Support volunteer groups carrying out dune rehabilitation work where applicable.	Natural Resources	Ongoing	10,000	-	Increase in volunteer involvement in dune rehabilitation.
Timber boardwalks through the frontal dune are needed to avoid dune blowouts and damage to dune vegetation that can be caused by uncontrolled pedestrian and vehicle access.	Conserve and protect the frontal sand dune and beach area of North Palm Beach by restricting pedestrian and vehicle access to the beach.	Periodically review and rationalise beach access points and boardwalks.	Reserves and Recreation	Medium	10,000	-	Review of beach access points and boardwalks is completed.
Some existing boardwalks between the park and the beach are heavily eroded, and are at a gradient too steep for general use by the public and are not clearly defined.		Grade steep boardwalks.	Reserves and Recreation	Low	5,000	-	Angle of steep boardwalks is lessened.
The eastern boundary of the park is the Mean High Water Mark of North Palm Beach. As such, the park boundary is defined by the nominal toe of the frontal sand dune within the active beach zone.		Carry out sand nourishment to all beach access paths.	Reserves and Recreation	Low	5,000	-	Increased supply of sand to each access paths.
		Provide clearly visible access indicators at both ends of all boardwalks.	Reserves and Recreation	Low	2,000	-	Access indicators installed.
		Maintain boardwalks regularly.	Reserves and Recreation	Medium	-	as required	Boardwalks are maintained in good condition.
As this area is seen from the south area of Palm Beach, only the western edge of the dunes and walkways between the beach and the park should be fenced, leaving the beach edge unfenced to enable the frontal dune to remain as natural as possible.		Replace damaged dune fencing with fencing of a lower height as required.	Reserves and Recreation	Low	5,000	-	Dune fencing is of lower height than at present.

### 4.3 South Eastern Recreation and Parking Area

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
Mounding was placed in this area to facilitate the use of the area as a carpark. This is no longer the case, with the area now being a highly used picnic and function area.	Improve this area to provide an attractively landscaped and complementary informal picnic and play area for the adjoining surfing beach.	Prepare a landscape design for the south-eastern recreation and parking area, including mounding and planting.	Reserves and Recreation	Medium	5,000	-	Landscape design prepared.
The mounds are a successful device to delineate car parking areas from the open space areas, as well as providing visual and/or wind breaks.			Reserves and Recreation	Medium	20,000	-	Additional mounding removed.
Planting is sparse and in poor condition in this area, which is exposed to coastal winds. Formal plantings of Araucarias are threatened by dunal erosion, and need to be strengthened as a major theme throughout this section of the park.	Strengthen planting in this area to provide windbreaks and a visually attractive setting.	Incorporate pines in the frontal dune into a revised dunal revegetation stabilisation plan.	Reserves and Recreation	Medium	20,000	-	Planting program completed.

#### 4.4 Surf Club

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
Current vehicle access and parking arrangements to the west of the surf club building are considered to work well. The parking area is defined by logs, with a natural surface. Vehicle access and associated parking along the remainder of the access road is undefined, with ad-hoc parking causing traffic congestion and soil erosion along the access road.	Improve vehicle access and parking arrangements along the access road.	Formalise the carpark needed for trailer parking.	Reserves and Recreation	Medium	10,000	-	Trailer carpark formalised.
	Define parking area for NPBSC	Liaise revised parking layout plan with the NPBSC.		Medium	10,000	-	Surf club carpark is established.
The North Palm Beach Surf Life Saving Club had requested permission from Council for improvements to the surf club building, including extensions to permit additional overnight accommodation for club members, and a larger first aid room. Plan of proposed amendments is attached at Appendix F.	Owners Consent to lodge the Development Application granted from DLWC and Council	Lodge the Development Application.	Reserves and Recreation, Planning and Assessment	Medium	300,000	-	Development Application approved. Construction completed.
The surf club curtilage lacks healthy vegetation which does not harmonise with the surrounding area.	Provide a functional and aesthetically pleasing landscaped surf club and public amenities.	Liaise with the surf club regarding landscape improvements.	Reserves and Recreation	High	-	-	Landscape improvements agreed to between Council and the surf club.
		Develop a detailed landscape development plan for the area around the surf club incorporate works as part of lease proposal.	Reserves and Recreation	Medium	2,000	-	Landscape development plan for surf club completed.
		Undertake proposed landscape works.	Reserves and Recreation	Medium	50,000	-	Landscaping works completed.
Lack of accessibility of the surf club to the general public.	Ensure that Surf Club allows access to the surf club areas to the general public at all times.	Include in lease agreement the need for accessibility to the public.	Reserves and Recreation/ Corporate Development	Medium			General public has access to surf club areas.

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The surf club would like to erect a shade cloth over the lawn to the west of the surf club building that the club uses for social functions and general community use.	Protect users of the western courtyard area from the sun.	Prepare a design for the western courtyard, including shade provisions, that would be funded by the surf club.	Reserves and Recreation	Medium	2,000	-	Design for western courtyard completed.
		Submit the design to the Pittwater Asset Management Panel for consideration and to Council for possible Development Application.	Reserves and Recreation	Medium	-	-	Approval by PAMP.
Pedestrian circulation throughout the surf club area is confusing. The location of public amenities and the kiosk is not clearly apparent to park users. At peak times, pedestrian circulation in this area suffers.	Improve pedestrian circulation in the vicinity of the surf club.	Erect signs giving directions to the public amenities and kiosk in the park and at the end of beach accessways.	Reserves and Recreation	Medium	5,000	-	Signs erected.
		Place a larger sign on the surf club building indicating the location of the public amenities.	Reserves and Recreation	Medium	2,000	-	Larger sign placed on the surf club building.
		Define and upgrade the northern accessway from the surf club to the beach as a major east-west access between the park and the beach.	Reserves and Recreation	Low	5,500	-	Accessway is defined and upgraded.
The kiosk and surrounding courtyard east of the surf club is under-utilised in relation to its location.	Improve the amenity of the north-eastern courtyard.	Develop a design for the eastern courtyard, including a covered seating area. Incorporate as part of lease agreement.	Reserves and Recreation	Medium	2,500	-	Design for courtyard completed.
		Submit the design for the eastern courtyard to the Pittwater Asset Management Panel (PAMP).	Reserves and Recreation	Medium	-	-	Design submitted to PAMP.
		Landscape the northern courtyard of the surf club to improve the public amenity of the kiosk.	Reserves and Recreation	Medium	12,500	-	Northern courtyard landscaped. Positive comments from surf club users.

#### 4.5 Hind Dune

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
<p>The hind dune area is an important feature of the visual aesthetics of the park, particularly from the lower western/picnic parking area.</p> <p>The hind dune is an important corridor of remnant vegetation to McKay Reserve, the dunes and Barrenjoey Headland. The understorey of the remnant vegetation is badly infested with weeds (Lantana, Asparagus Weed and Bitou Bush), which will degenerate the dune further if unchecked.</p>	<p>Re-establish the vegetated spine of the park to a healthy Natural habitat.</p>	<p>Fence the hind dune area.</p>	<p>Reserves and Recreation</p>	<p>High</p>	<p>25,000</p>	<p>-</p>	<p>Hind dune is fenced.</p>
		<p>Erect interpretive signs explaining the purpose and process of regeneration / revegetation works to park users.</p>	<p>Natural Resources</p>	<p>High</p>	<p>3,000</p>	<p>-</p>	<p>Interpretive signs erected.</p>
		<p>Map distribution of native species and weeds</p>	<p>Natural Resources</p>	<p>High</p>	<p>10,000</p>	<p>-</p>	<p>Map completed.</p>
		<p>Site Assessment carried out</p>	<p>Natural Resources</p>	<p>High</p>	<p>10,000</p>	<p>-</p>	<p>Site assessment completed.</p>
		<p>Implement a program of bush regeneration in the predominantly natural areas of the hind dune.</p>	<p>Natural Resources</p>	<p>High</p>	<p>20,000</p>	<p>-</p>	<p>Bush regeneration completed.</p>
		<p>Carry out Revegetating of dunes.</p>	<p>Natural Resources</p>	<p>High</p>	<p>10,000</p>	<p>-</p>	<p>Dune revegetating carried out.</p>
<p>The hind dune affords protection of the lower picnic area from the wind. Should indiscriminate access across the hind dune continue, the recreational value of this area will continue to decline.</p>	<p>Define and restrict pedestrian access across the hind dune to protect the dune vegetation.</p>	<p>Construct appropriate accessways across the hind dune.</p>	<p>Reserves and Recreation</p>	<p>High</p>	<p>60,000</p>	<p>-</p>	<p>Accessways constructed.</p>

#### 4.6 North Eastern Recreation and Parking Area

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
There is no provision of shade or shelter in this intensively used recreation area. Limited seating is also provided.	Create a recreation setting which caters for both beach users and picnickers, and which blends with and enhances the natural and cultural heritage attributes of this area.	Construct picnic shelters and associated park furniture, taking wind loadings into account.	Reserves and Recreation	Medium	100,000	-	Picnic shelters and park furniture are in place.
Plantings in this area are sparse and do not provide sufficient shade.	Improve the visual attractiveness and opportunities for shade in this area.	Plant super-advanced shade trees that are protected by tree guards.	Reserves and Recreation	Medium	20,000	-	Shade trees are planted.
The expanse of grass in this area is worn, due to heavy recreational use, such as washing down surf craft.	Provide an aesthetically pleasing and functional grassed surface for recreational use.	Returf the grassed area where required.	Reserves and Recreation	High	20,000	-	Turf is laid.
		Install an irrigation system.	Reserves and Recreation	Medium	10,000	-	Irrigation system installed.

#### 4.7 Northern Dune and Sand Spit

Issue	Strategy	Action	Respons- ibility	Priority	Capital cost \$	Maintenanc e cost \$	Performance measure
Some of the walking paths across the dunes are choked with revegetation and are becoming impassable.	Confine pedestrian access to the defined dune access ways.	Consider closing off some of the dune paths.	Reserves and Recreation	Low	-	-	Decision made about closing paths is made.
The European Red Fox poses a potential threat to the local wildlife in Governor Phillip Park. Foxes have been identified as a key threatening process under the <i>Threatened Species Conservation Act 1995</i> . A six-week regional 1080 fox baiting program was implemented in May and September of 2000 and 2001. A fifth program was undertaken in September 2002. The program involves extensive community consultation, workshops, media releases, installation of signs, and regular sand plot monitoring throughout the year.	Control the fox population in Governor Phillip Park.	Continue the regional 1080 fox baiting program at least twice a year.	National Parks and Wildlife Service, 10 northern Sydney Councils	High	5,000	-	Regional 1080 fox baiting program is carried out at least twice a year. Reduction in fox numbers.
		Carry out sand plot monitoring four times a year.	National Parks and Wildlife Service, 10 northern Sydney Councils	High	2,000	-	Sand plot monitoring occurs four times a year.
		Ensure garbage bins are sealed and rubbish is picked up near the Customs Building to remove a food source for foxes.	National Parks and Wildlife Service	High	-	-	Reduction in garbage on the ground near the Customs Building.

**4.7 Northern Dune and Sand Spit (cont.)**

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
Warning signs erected to warn the public about fox baiting in the dunes are not removed after fox baiting has been completed.	Control the fox population in Governor Phillip Park.	Remove fox baiting warning signs after fox baiting is completed.	Regional Feral Animal Task Force	Medium	500	-	Fox baiting signs are removed after completion of fox baiting.
Indian mynahs are a problem in the northern dune, as they spread seeds of weed species.	Control the Indian Mynah population in the northern dune.	Investigate appropriate methods for control of mynahs, including traps.	Natural Resources	Medium	500	-	An appropriate mynah control method is determined.
<p>Weeds, such as Bitou Bush, are a major problem in the dune area. Dune works were carried out in 1997-98 targeting Bitou Bush.</p> <p>The National Trust was brought in to remove Asparagus Fern from the dune area. However, weed invasion has increased, but there has been no funding for follow-up weed removal work. NPWS Sydney Northern Region are targeting Bitou Bush between Barrenjoey Headland and Manly in a regional program. A biological control agent for Bitou was spread in the dunes half way between the northern carpark and the headland in October 2001 by the National Parks and Wildlife Service. The Department of Agriculture will test to see how the control agent has established. The Barrenjoey Billygoats are dealing with Bitou next to the park boundary. Bitou seed has a 99% germination rate.</p> <p>Spraying bitou is very effective, but only in winter.</p>	Control the further spread of weed infestations in the northern dune.	Map the distribution of native species and weeds.	Natural Resources	Medium	5,000	-	Distribution of native species and weeds are mapped.
		Carry out a site assessment to define areas of quality remnant vegetation.	Natural Resources	Medium	5,000	-	Site assessment completed.
		Erect interpretive signs explaining the purpose and process of regeneration / revegetation works to park users.	Natural Resources	Medium	2,000	-	Interpretive signs are erected.
		Implement a program of regeneration in the predominantly natural areas of the dune.	Natural Resources	Medium	10,000	-	Regeneration program is implemented.
		Revegetate the degraded weed-infested areas with locally sourced endemic species.	Natural Resources	Medium	10,000	-	Revegetation program is implemented.
		Monitor the success of the biological control agent.	NPWS	Medium	2,000	-	Reduction in extent of Bitou Bush.

**4.7 Northern Dune and Sand Spit (cont.)**

<b>Issue</b>	<b>Strategy</b>	<b>Action</b>	<b>Responsibility</b>	<b>Priority</b>	<b>Capital cost \$</b>	<b>Maintenance cost \$</b>	<b>Performance measure</b>
Erosion of the northern dune is occurring as a result of wind and storm waves.	Ensure the long-term stability of the sand dunes.	Liaise with the Department of Land and Water Conservation, Department of Public Works and Services and the National Parks and Wildlife Service in relation to initiating a study into overall movement and stabilisation of the sand dune.	Reserves and Recreation, Natural Resources	Low	40,000	-	Contact made with government departments regarding sand movement study.
		Implement recommended works to stabilise the sand dunes.	Reserves and Recreation, Natural Resources	Low	100,000	-	Sand dune stabilisation works are implemented.
		Continue monitoring of sand movements.	Reserves and Recreation, Natural Resources	Low	5,000	-	General stability of sand dunes.

## 4.8 Station Beach

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
<p>The Station Beach area is adjacent to significant seagrass beds of <i>Posidonia</i> and <i>Zostera</i>, which is habitat for juvenile fish and aquatic invertebrates. The seagrass beds off Station Beach are being damaged by intensive water-based activities off Station Beach. Access to Pittwater by watercraft should be contained to a limited section of the Station Beach area in an endeavour to protect the seagrass beds. Damage to seagrass beds also results from drainage, fertilisers, or physical damage from excessive specialised recreational activities, e.g. various seacraft and fish netting.</p>	Protect the habitat values of seagrass beds off Station Beach from intensive water-based recreational activities.	Undertake a study of the extent and condition of seagrass beds off Station Beach to investigate the cause of a suspected reduction in area.	Natural Resources	Medium	5,000	-	Study is completed.
		Liaise with NSW Fisheries and NSW Waterways regarding effective methods to minimise impacts on seagrasses.	Natural Resources	Medium	2,000	-	Contact made with NSW Fisheries and Waterways.
		Monitor the extent and condition of the seagrass beds.	Natural Resources	Medium	2,000	-	Up-to-date information available on extent and condition of the seagrass beds.
Boats on car trailers currently access Station Beach from the car park.	Rationalise access of boats to Station Beach.	Construct an access ramp for small boats on Station Beach.	Urban Infrastructure	Medium	40,000	-	Boat access ramp is constructed.
Station Beach lacks trees to provide shade for park users.	Provide shade for park users at Station Beach.	Cluster plant <i>Banksia</i> and <i>Leptospermum</i> for shade for parking and recreation activities.	Reserves and Recreation	High	50,000	-	Increased shade cover at Station Beach.
		Plant a row of fig trees along the Station Beach foreshore.	Reserves and Recreation	High	30,000	-	Increased shade cover at Station Beach.

## 4.8 Station Beach (cont.)

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
Water quality off Station Beach has the potential to decline, due to fuel from boats and seaplanes, and from sewage.	Minimise pollution of water off Station Beach.	Monitor Beachwatch test results in relation to Pittwater.	Natural Resources	High	1,000	-	Up-to-date data is available on water quality off Station Beach.
The informal parking area east of Barrenjoey Boathouse is in poor visual and functional condition. It is intended to enter in a lease agreement with the lessee of the Boathouse that includes the maintenance of this area.	Enhance the visual character and function of the informal parking area through lease arrangement.	Remove exotic species, such as conifers and oleanders, from the edge of informal carparking area.	Reserves and Recreation	High	2,000	-	Lease agreement established that includes maintenance of area. Exotic species are removed.
		Establish endemic shade trees throughout the area.	Reserves and Recreation	High	20,000	-	Increase in number of endemic shade trees.
		Fence the parking area.	Reserves and Recreation	High	40,000	-	Parking area is fenced.
		Implement works to formalise the parking surface.	Reserves and Recreation	High	40,000	-	Carpark surface is formalised.
The frontal dune of Station Beach is showing signs of erosion due to increased use.	Control erosion of the Station Beach frontal dune.	Develop action plan for development of frontal dune and upgrade of grassed promenade generally.	Reserves and Recreation	Medium	20,000	-	Station Beach is graded. Turf cover on the grassed embankment.
The Station Beach area lacks park furniture such as seating, showers, picnic facilities and shelter. The landscape quality is degraded and lacks amenity planting.	Improve the opportunities for park visitors to use and enjoy the Station Beach area. Ensure additional structures are in character with the park and do not conflict with the natural features of the area.	Install clear signage to the existing amenities block.	Reserves and Recreation	High	2,000	-	Signage installed.
		Develop a design for extensions to the amenities building, incorporating storage for sailcraft.	Reserves and Recreation, Building Services	Medium	5,000	-	Design for new building is completed.
		Construct extensions to the amenities building.	Building Services	Medium	100,000	-	Construction of building is completed.
		Construct a small ancillary carpark.	Reserves and Recreation	Medium	20,000	-	Small carpark is constructed.
		Install seating, showers, picnic facilities and shelter.	Reserves and Recreation	Medium	11,000	-	Seating, showers, picnic facilities and shelters are installed.

## 4.9 Palm Beach Golf Course

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
<i>Acacia saligna</i> is used as a canopy tree on the golf course, but is a weed in disturbed areas, so it can take over dunes and disturbed areas.	Minimise weed species in plantings on the golf course.	Replant <i>Acacia saligna</i> with local endemic species such as Cabbage Tree Palms and <i>Banksia integrifolia</i> .	Reserves and Recreation	Medium	40,000	-	<i>Acacia saligna</i> is removed from the golf course.
The current lease for the golf club is performance-based.	Develop realistic performance criteria for operation of the golf course.	Review performance criteria for operation of the golf course.	Reserves and Recreation, Corporate Development	Medium	-	-	Performance criteria in golf course lease reviewed.
		Include any new performance criteria in the golf course lease prior to its review in 2007.	Reserves and Recreation, Corporate Development	Medium	-	-	New performance criteria included in lease prior to the next review.
Fertilisers used on the golf course may be washed into Pittwater off Station Beach, which in turn may cause algae growth, and thus affect the off shore seagrass beds.	Ensure fertilisers used on the golf course are not causing increased algal growth, or destruction of seagrasses.	Review use of fertilisers on the golf course if studies of the marine environment off Station Beach show increased nutrient and water pollution caused by fertilisers.	Reserves and Recreation, Natural Resources	Medium	-	-	Use of fertilisers on the golf course is reviewed if necessary.
The former Police Purposes land on which the golf course is located was included in the park area in 1999.	Ensure changes to land status are reflected in the golf course lease.	Amend the current Palm Beach Golf Club lease to include the former Police Purposes land.	Reserves and Recreation, Corporate Development	Medium	-	-	Palm Beach Golf Club lease includes the former Police Purposes land.
Improvements to the golf course greens are regularly carried out by the golf club.	Continue to improve the function and landscape of the golf club.	Implement works outlined in the golf club's five-year capital works plan and as outlined in Section 2-2.2	Palm Beach Golf Club	High	370,000	-	Capital works are implemented.
Stormwater flows from the south-western corner of the golf course into Pittwater during and after rain.	Reduce stormwater flow from the golf course into Pittwater, and dependence of the golf course on town water.	Investigate the feasibility of diverting stormwater into an underground tank that could be used for irrigation of the golf course.	Urban Infrastructure	Medium	10,000	-	Feasibility of diverting stormwater into an underground tank for irrigation is determined.
		Prepare a joint proposal to obtain grant funding for the storage tank and irrigation system to be included in Capital Improvements Program.	Reserves and Recreation, Urban Infrastructure, Palm Beach Golf Club	Medium	-	-	Proposal for grant funding is prepared.

#### 4.10 Lower Western Picnic / Parking Area

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The children's playground and period picnic shelters are used year-round due to their location at the entrance to the park. The picnic shelters give a heritage feel to the park, and provide good shelter and seating. The location of the existing playground is suitable for a regional children's playground, given its prominent location and protection from the elements. The playground equipment needs upgrading, which can occur in the confines of the fenced area. The sand base and fencing provide a measure of safety but can be improved.	Upgrade the children's playground and period picnic shelter area to facilitate an improved recreational setting.	Upgrade the children's playground to regional status, with additional equipment and improved softfall.	Reserves and Recreation	High	200,000	-	Regional children's playground is established.
The picnic area requires refurbishment, and re-landscaping.	Provide a pleasant setting for picnics in the lower western area of the park.	Upgrade the picnic shelters.	Reserves and Recreation	High	50,000	-	Picnic shelters are in good condition.
		Replace the existing barbecues.	Reserves and Recreation	Medium	60,000	-	Barbecues are replaced.
The southern part of the Lower Western Picnic/Parking Area is the lowest point of the park. Drainage is a problem in this area as a stormwater drain flows into the playground area on the western side which needs diverting.	Improve drainage of the lower western area in the park.	Divert stormwater drainage to Ocean Road.	Urban Infrastructure	Medium	5,000	-	Stormwater is diverted to Ocean Road.
		Investigate the feasibility of a water detention pond or water feature associated with the children's playground.	Urban Infrastructure	Medium	15,000	-	Feasibility of a pond or water feature is determined.
		Design and construct a water feature, if feasible.	Urban Infrastructure	Low	100,000	-	Water feature is constructed if feasible.
The grass in this area suffers from a lack of water in dry periods.	Ensure adequate watering of this area.	Carry out bore tests to locate groundwater.	Urban Infrastructure	Medium	10,000	-	Bore tests completed.
		Install an irrigation system.	Urban Infrastructure	Medium	30,000	-	Irrigation system is installed.
Unrestricted parking throughout the area and the presence of large shade trees had resulted in much of the turf being lost or badly worn.	Establish a series of small defined parking areas to cater for users of the adjoining picnic areas, and to protect existing trees and turfed areas from unrestricted parking.	Continue corall fencing of the car parking areas.	Reserves and Recreation	High	60,000	-	Corall fencing of parking areas is completed.
		Replace turf as required.	Reserves and Recreation	Medium	10,000	-	Complete grass cover of the area.

## 4.11 Former Ranger's Cottage and Environs

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The provision of residential housing within the park is not in keeping with the Public Recreation purpose of the park. The current residential lease is on a week by week basis.	Prohibit any further residential use of the park.	Proceed with EOI process for redevelopment of cottage.	Corporate Development	High	-	-	Residential lease of cottage is cancelled.
The cottage was identified as a ranger's residence in the 1995 Plan of Management. However, Council concluded that a full-time ranger for the park was not required.  Council recently advertised for Expressions of Interest in 2001 to use the cottage for a food and beverage facility one submission was received and initial negotiations between the applicant and Council have been undertaken. Plan of proposed renovation has been attached as <b>Appendix E</b> . The area surrounding the cottage provides an opportunity for provision of a setting for informal picnicking facilities and /or outdoor functions.	Upgrade the cottage for use(s) that provides a recreational or management benefit to the park.	Resolve the future use(s) of the cottage.	Reserves and Recreation, Corporate Development	High	-	-	Future use(s) of the cottage are resolved.
		Enter into a lease agreement for the cottage refer to leasing principles in Section 3.	Corporate Development/ Reserves & Recreation.	High	-	-	Lease agreement for use of the cottage is entered into.
		Upgrade the cottage, including renovation and extension (if appropriate) as part of the lease.	Lessee	Medium	To be determined	-	Cottage is upgraded.
Gardens could form a perimeter to the reception area, incorporating <i>Hibiscus</i> plantings.	Develop the land surrounding the cottage to facilitate recreational use, such as informal picnicking and outdoor functions.	Design and implement a landscape scheme for the southern grassed picnic area.	Reserves and Recreation	Medium	100,000	-	Implementation of landscape scheme of the southern grassed picnic area.
		Plant <i>Hibiscus</i> gardens.	Reserves and Recreation	Medium	25,000	-	<i>Hibiscus</i> gardens are established.

## **SECTION 5**

# **STRATEGY PLAN**

**&**

# **MONITORING PROGRAM**

## 5 STRATEGY PLAN AND MONITORING PROGRAM

### 5.1 Introduction

A range of issues that affect Governor Phillip Park as a whole, or that affect more than one management area within the park, have emerged from observations, site analysis, and community consultation processes. The key management issues to address are as follows:

- Park boundaries.
- Vehicle and pedestrian access.
- Landscape development and building standards.
- Recreational facilities, amenities and interpretation
- Financial management.

Table headings are explained as follows:

**Issue** – discussion of issue or problem to be addressed.

**Strategy** – goal, objective or performance target for addressing issues.

**Action** – specific task or action required to achieve the desired outcome.

**Responsibility** – section or staff position within Council or another organisation that is responsible for implementing the action.

**Priority** – relative importance of the action (high, medium, low).

**Capital cost** – cost of construction and materials etc. for each action.

**Maintenance cost** – ongoing maintenance and repair costs of each action.

**Performance measure** – how Council intends to measure its performance in implementing and achieving the action.

## 5.2 Park Boundaries

### 5.2.1 Beach Road Reserve Boundary

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The verges of Beach Road are unsealed, which blend in well with the character of Governor Phillip Park. However, cars park on the road verge and damage it. Cars in this area generally pose a traffic danger given the width of the carriageway.	Provide a definitive but "soft" southern boundary to the park along the length of Beach Road, which pays regard to access to the park, public safety and linkages to Palm Beach.	Prepare a concept design for a pathway connecting to the walkway between the eastern entrance to the park and the car parking areas further south at Palm Beach.	Reserves and Recreation	Low	5,000	-	Concept plan prepared.
		Submit the concept design to Council's Traffic Committee for approval.	Reserves and Recreation	Low	1,000	-	Approval by Traffic Committee.
		Construct the walkway and dish drain (pending approval).	Urban Infrastructure	Low	100,000	5,000 p.a.	Walkway and dish drain constructed.
The golf course fence currently lacks adequate height in several sections on its western, southern and eastern boundaries to reasonably control the escape of golf balls from the golf course.  Golf balls have hit cars parked outside the golf course in the past.	Ensure golf balls are confined to the golf course and do not impact on other park users.	Review and amend the current golf course lease agreement to include any recommended works to increase the height of the fence.	Reserves and Recreation, Corporate Development	Low (prior to 2007)	-	-	Golf course lease is amended.
		Ensure that the Palm Beach Golf Club has adequate Public Liability insurance to insure against any possible claim against the club for damage from golf balls, and to further indemnify Pittwater Council and the Minister against any insurance claims.	Reserves and Recreation, Corporate Development	High	-	-	Evidence of adequate Public Liability insurance is sighted.
		Undertake random planting of trees and shrubs to improve the appearance of the golf course boundary fences.	Reserves and Recreation, Palm Beach Golf Club	High	40,000	-	Planting along golf course boundary is completed.

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The two vehicle entry/exit points to the park off Beach Road do not convey an adequate "sense of arrival", and at certain times hamper effective park management due to the lack of a defined central access point to the park.	Provide definitive entry and exit points to the park that reflect the park's character and regional importance, convey a sense of arrival to the park, and allow for efficient traffic circulation within the park.	Prepare and adopt a "main entry" design for the park, including sandstone entry gates.	Reserves and Recreation	Medium	5,000	-	Main entry design is completed.
		Construct the main entry works at both vehicle entrances.	Reserves and Recreation	Medium	100,000	-	Construction of main entry works are completed.
There is a confusing array of signs at the eastern vehicle entrance to the park.	Ensure signage at the park entrances is minimal, may be enforced, and is sympathetic to the character of the park.	Design compliance and advertising signage for the eastern park entry point.	Reserves and Recreation, Environmental Compliance	Medium	5,000	-	Compliance signage is designed.
		Rationalise advertising and compliance signage at the eastern park entry point into one bank of signs.	Reserves and Recreation, Environmental Compliance	Medium	15,000	-	One bank of signs is located at the eastern park entry point.

### 5.2.2 Pittwater/Station Beach Shoreline

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The boundary of the Palm Beach Golf Course extends to the mean high water mark on the Station Beach shoreline. Sections of the scarp between the boundary of the golf course and the beach are actively eroding due to boat movements and wave action.	Improve the structural integrity of the Station Beach embankment to protect the beach and ensure public safety.	Address beach erosion along western boundary by establishing a riparian edge to both stabilise embankment and provide protection for beach users from golf activities.	Reserves and Recreation	Medium	150,000	-	Engineering report completed.
		Seek government agency funding support to carry out any required works.	Reserves and Recreation	Medium	-	-	Grant funding received.
		Implement recommended erosion mitigation measures.	Reserves and Recreation	Medium	100,000	-	Erosion mitigation measures in place. Reduction in erosion of the Station Beach embankment.

## 5.2.2 Pittwater/Station Beach Shoreline (cont.)

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
Station Beach is regularly littered with tidal seaweed that reduces the function and attractiveness of the beach for walking and water activities, but is a requirement for some seabird species.	Improve and enhance the recreational character of Station Beach, while retaining seabird habitat.	Remove seaweed from Station Beach only when it becomes a major health risk.	Reserves and Recreation	As required	-	-	Buildup of seaweed does not impede pedestrian access.
Vehicle access between the park and Barrenjoey Headland is gained across the park boundary at the northern end of the Station Beach car park, the closest parking area to the headland. Use of Station Beach by vehicles results in beach erosion, and conflict with people on a highly-used section of the beach.  The National Parks and Wildlife Service have preliminary plans to increase visitation to the headland, which is likely to result in increased demand to drive vehicles on the beach. This proposal should not impact on the reserve in any manner i.e. parking etc.	Recognise NPWS' plans to increase visitation to the headland, while limiting vehicle access to Station Beach to authorised vehicles only (National Parks and Wildlife Service staff and Barrenjoey Headland residents).	Consult all stakeholders to reach mutual agreement on vehicle access to Station Beach.	Reserves and Recreation	High	-	-	Agreement reached regarding vehicle access to Station Beach.
		Erect removable bollards in keeping with the landscape character of the area at the Station Beach vehicle access point.	Reserves and Recreation	High	2,000	-	Removable bollards erected.
		Issue keys for the bollards to authorised persons.	Reserves and Recreation	High	-	-	Keys for bollards issued to authorised persons. No unauthorised vehicle use of Station Beach.
		Maintain a record of keys issued.	Reserves and Recreation	High	-	-	Up-to-date record of keys issued.
		Erect a sign at the Station Beach carpark regarding vehicle access arrangements.	NPWS	High	2,500	-	Sign erected.
	Require NPWS to extend carpark at northern end of existing carpark at their cost to accommodate carparking for tourists visiting Barrenjoey Headland	NPWS lodge Development Application with Pittwater Council for the extension of the carpark for the use of visitors visiting the Headland.	NPWS	High	200,000		No undue strain is put on existing carparking at GPP by visitors to Barrenjoey Headland.

### 5.2.3 Boatshed/Kiosk Lease Boundary

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
<p>The leased area of the Barrenjoey Boathouse, kiosk and Aquatic Airways facility is outside the park boundary below Mean High Water Mark. The services offered by the Boathouse add to the recreational opportunities provided to park visitors.</p> <p>However, the Boathouse depends on legal and physical access through the park for its operation, including customer car parking, storage of fuel, septic tank facilities, outdoor picnic tables, and sailing craft.</p>	<p>Restrict the alienation of public recreational open space in the vicinity of the Boathouse, kiosk, and Aquatic Airways facility.</p>	<p>Negotiate and prepare a lease agreement and associated landscape masterplan to permit approved above-ground and underground encroachments on the park.</p>	Reserves and Recreation, Corporate Development	High	5,000	-	Lease agreement prepared.
		<p>Seek the removal of any unauthorised stored items outside the Barrenjoey Boathouse lease area.</p>	Reserves and Recreation	High	-	-	No unauthorised stored items outside the Barrenjoey Boathouse.
<p>The Boathouse building and its surrounds provide far below the level of visual amenity befitting a regional park, due to the clutter of equipment and furniture on its boundary with the park.</p>	<p>Encourage the current leaseholder to improve the visual appearance of the lease area in keeping with the significant landscape character of the park.</p>	<p>Include a provision in the lease of the park area by the Barrenjoey Boathouse that the area within the lease boundary be landscaped in accordance with the agreed landscape plan between the leaseholder and Council, and be kept tidy.</p>	Reserves and Recreation, Corporate Development	High	-	-	Landscaping provision included in lease.
<p>Impact of visitors to the Boathouse parking in the carpark.</p>	<p>Parking generated by the permissive occupancy must be generally restricted to the associated lease area within the park.</p>	<p>Allow use of park for overflow parking in off-peak periods and monitor impacts on park during peak periods.</p>	Reserves and Recreation, Corporate Development	High			Visitors to the Barrenjoey Boatshed use carpark allocated to Boatshed in lease area.

## 5.2.4 Park Boundary to Barrenjoey Headland

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The northern boundary of the park adjoins the boundary of Ku-ring-gai Chase National Park, which includes Barrenjoey Headland.	Ensure a unified and co-operative management approach across the boundary of Governor Phillip Park and Ku-ring-gai Chase National Park.	Maintain ongoing communication with the National Parks and Wildlife Service and Department of Land and Water Conservation regarding management issues that affect both parks.	Reserves and Recreation	High	-	-	Relevant issues communicated to other agency.

## 5.2.5 Eastern or North Palm Beach boundary

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The eastern boundary of the park is the Mean High Water Mark of North Palm Beach. As such, the park boundary is defined by the nominal toe of the frontal sand dune within the active beach zone. The area below MHWM is owned by the Crown and not part of the trustee management area of the park. Council does have an instruction under the Local Government Act to manage activities in this area.	Co-ordinate activities and liabilities equally between the local government and state government bodies.	Pittwater Council and the Department of Land and Water Conservation agree to negotiate an equal share of the cost in any liability for activities below MHWM.	Reserves and Recreation, Corporate Development	High	-	-	Council's management jurisdiction includes the beach and active surf zone.

## 5.3 Vehicle and pedestrian access

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
<p>The internal road layout within the park provides a largely unrestricted opportunity for vehicle access throughout the park.</p> <p>At medium to peak visitation times, uncontrolled vehicle access impacts adversely on the various recreation settings throughout the park. Vehicle parking is uncontrolled predominantly in the Station Beach and lower picnic areas. Cars often drive through the park at dangerous speeds creating a safety hazard for pedestrians and picnickers.</p>	<p>Ensure safe vehicle access through the park, based on:</p> <ul style="list-style-type: none"> <li>avoiding disturbance to existing established vegetation and allowing the rehabilitation of denuded turf areas.</li> <li>providing passive recreation settings near the Station Beach shoreline, along the dune crest areas and under the large canopy trees throughout the park.</li> <li>providing safe pedestrian access throughout the Park.</li> </ul>	<p>Prepare a defined internal access road layout based largely on the existing access road, with defined vehicle parking areas and reduced speed thresholds.</p>	Reserves and Recreation	High	5,000	-	Access road layout is defined.
	<p>minimising the visual and aural intrusion of motor vehicles within the Park's natural environment</p>	<p>Install traffic speed control devices on all straight sections of the internal road.</p>	Urban Infrastructure	High	10,000	-	Traffic speed control devices installed.
	<p>recognition of the current parking needs of visitors and lease-holders whilst maintaining the environmental integrity of the park.</p>	<p>Install warning signs regarding speed control devices at the park entrances only to reduce visual pollution within the park.</p>	Reserves and Recreation, Compliance	Medium	2,000	-	Warning signs installed at park entrances.
	<p>limiting traffic speed to 20 km/hr within the park through the use of speed humps, dips and chicanes in keeping with the character of the area.</p>	<p>Repair the sealed surface of the internal road.</p>	Reserves and Recreation, Urban Infrastructure	Medium	100,000	-	Internal road sealed.

**5.3 Vehicle and pedestrian access (cont.)**

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
A traffic study of Palm Beach concluded Governor Phillip Park was the favoured option for a designated tourist coach lay-by zone to enable drivers to set down passengers at Pittwater Park and /or Palm Beach, then wait for them at that location until the passengers are ready to be picked up. Buses use existing vehicle parking spaces at off-peak times.	Provide for informal bus and coach parking in the northern section of the park.	Designate a bus parking / lay-by zone along the western access road some 450 metres north of Beach Road, where the eastern parking area widens to 14 metres to allow turning of buses.	Urban Infrastructure	Low	500	-	Bus parking zone is designated within the park.
		Carry out an initial trial with two sign-posted bus spaces.	Urban Infrastructure	Low	500	-	Trial completed.
Availability of change machines for Pay and Display parking machines.		Further investigate the feasibility of and possible locations for change machines.	Reserves and Recreation, Compliance	Medium	-	-	Locations for change machines determined.
DLWC has requested that Council undertake an investigation into the Discrimination of pay parking for non Pittwater residents. Council's view is that Pittwater ratepayers heavily subsidise crown reserves in Pittwater and as Governor Phillip Park is used extensively by the people of NSW the costs for maintenance and capital works should be shared equally.	Council undertake investigation of pay parking.	Council and DLWC to conduct discussions on the issue the equality of pay parking within Governor Phillip Park.	Reserves and Recreation	Medium	-	-	Council and DLWC resolve the issue of pay parking.

#### 5.4 Landscape Development and Building Standards

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
Overhead power services are visually obtrusive, detracting from the landscape and scenic quality, and are a safety hazard in storms and where masts of sailing craft come into contact with them.	Improve safety and amenity for park users by removing overhead power lines adjoining and within the park.	Liaise with the relevant electricity supply company to underground all power lines in and adjoining the park at their expense.	Reserves and Recreation	Low	-	-	Electricity supply company agrees to underground power lines at own cost.
		Replace lighting poles with Federation lamps on Beach Road.	Reserves and Recreation	Low	80,000	-	Federation lamps installed on Beach Road.
The park contains built elements which illustrate a lack of unity and a consistent theme. Buildings and built landscape items, such as pavements, fences, planted mounds, seats, lights, and signs are all variable in style and finish and are often at odds with, and detract from, the park's natural and heritage character.	Create and adopt a unified theme for buildings and the built landscape, which is both functional and in harmony with the park's natural and heritage character. Develop designs for new structures such as picnic shelters and public amenities which reflect the existing heritage qualities of historic buildings both in the park and the surrounding Palm Beach landscape.	Develop and adopt standard design details for the following items prior to implementation of improvement works: pavements and pavement edging. retaining walls, steps, paths and dune accessways. seats, litter bins, tree guards, picnic shelters, barbecues, and public amenities. fences, lights and signs.	Reserves and Recreation, consultants	Medium	10,000	-	Standard design details for the park are adopted.
		Consult adjoining landholders when designing interpretive signage to ensure compatibility and consistency with design and information content.	Reserves and Recreation	Medium	-	-	Neighbouring landowners contacted regarding interpretive signage.

## 5.4 Landscape Development and Building Standards (cont.)

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
There are substantial areas within the park that are allocated for car parking. However, car parking areas within the park have a neglected appearance. Some parking areas are eroded and in disrepair from overuse and uncontrolled parking, which can result in damage to grassed areas.	Improve the function of carparking areas. Clearly define and contain vehicle parking areas. Minimise hard and sealed surfaces within the park to avoid runoff, drainage, erosion and water pollution, while improving aesthetics and amenity.	Adopt the following principles for vehicle parking areas within the park: all car parking areas should be formalised, and where possible have log barriers with grass verges instead of formal kerb and guttering, to define the limits of car parking. pavements on all parking areas should be permeable. The only non-permeable pavements in the park should be on roads. where sealed carparking spaces are essential, porous pavement or gravel material should be used.	Reserves and Recreation	High	-	-	Principles for vehicle parking areas are adopted in park design.
		Increase shade provided by indigenous trees and shrubs in carparks.	Reserves and Recreation	High	50,000	-	Increase in trees planted in carparks.
The NSW Department of Public Works has developed a dune planting and infrastructure program, including a safety audit and action plan.	Encourage dune planting and rehabilitation.	Evaluate the Department of Public Works dune program.	Reserves and Recreation	Low	-	-	DPW dune program evaluated.
		Seek grants to fund dune management priorities through grants and Council's dune maintenance program.	Reserves and Recreation	Medium	-	-	Grants obtained for dune management.

**5.5 Recreational Facilities, Amenities and Interpretation**

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The park provides a wide range of recreational opportunities, however at present there is a poor level of recreational facilities and amenities provided. Furniture such as picnic tables, seats and shelter are either lacking in some areas of the park, or are in poor state of repair. There is little opportunity for park visitors to experience a range of well-equipped recreational setting that are complementary to the park's natural attributes.	Develop a range of quality recreational settings befitting a regional park area which complement the park's natural attributes and the recreational opportunities they offer.	Prepare detailed designs for improvement of recreational opportunities in each of the park's Management Areas.	Reserves and Recreation	Medium	10,000	-	Detailed designs completed for each management area.
Food outlets within the park enhance the recreational experience by increasing convenience and enjoyment, and minimising the need to drive outside the park to buy food. The Ranger's Cottage may provide an opportunity for an additional food and beverage outlet within the park.	Improve the opportunities for visitors within Governor Phillip Park for the provision of meals and refreshments. The objectives of any new facility are to provide good quality food at reasonable prices in an attractive and functional setting. Ensure any proposed commercial food operations within the park comply with the DLWC's "Tourist Facilities and Services on Crown Reserves Policy 1997", and DUAP Circular No. F14 "Restaurants in Open Space Areas" and the leasing principles outlined in this POM.	Encourage quality and appropriate food outlets within the park.	Reserves and Recreation, Compliance, Corporate Development	High	-	-	A range of quality food outlets exist in the park.

## 5.5 Recreational Facilities, Amenities and Interpretation (cont.)

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
No interpretation is offered within the park regarding the area's cultural or natural history and features, or the recreation opportunities available in the neighbouring open space at Barrenjoey Headland or Palm Beach. The park contains no co-ordinated interpretive signage.	Provide information to park visitors about the rich natural and cultural history of the park.	Consult with the local Aboriginal community and Land Council regarding interpretation of Aboriginal sites.	Reserves and Recreation	Medium	-	-	Local Aboriginal community consulted regarding interpretation in the park.
		Prepare a Heritage Conservation Plan.	Reserves and Recreation, consultants	Medium	10,000	-	Heritage Conservation Plan completed.
		Prepare an Interpretation Strategy for the park and neighbouring areas.	National Parks and Wildlife Service	Medium	5,000	-	Interpretation Strategy completed.
		Erect low-key interpretive signage at the Station Beach carpark, on the tombolo, and at other appropriate locations within the park.	National Parks and Wildlife Service	Medium	60,000	-	Interpretive signage erected.
There is a lot of litter left by visitors in the park, especially on weekends. Bins provided are too small to accommodate the volume of litter in peak times, which also causes problems for leaseholders within the park in disposing of their garbage. Rubbish and litter was the top issue raised by 25% of visitors in the recent park visitor survey.	Reduce the litter generated and left in the park.	Install litter recycling bins.	Reserves and Recreation	High	60,000	-	Litter recycling bins installed.
		Increase the number of bins in the park in summer.	Reserves and Recreation	High	-	-	Increase in number of bins in summer.
		Monitor the level of litter in the park on summer weekends.	Compliance	High	-	-	Reduction in complaints to Council about litter in the park.

## 5.6 Financial Management

Issue	Strategy	Action	Responsibility	Priority	Capital cost \$	Maintenance cost \$	Performance measure
The financial management of Governor Phillip Park will be required to take account of all the revenues and costs incurred by Council in the development and ongoing maintenance of the park.	Monitor financial management of the park's revenue and expenditure to achieve the level of maintenance and development	Develop accounting controls and reports to separate the revenue cost centres and capital expenditures for Governor Phillip Park from those for other parks in Pittwater. Prepare annual trust accounts for review by Council and DLWC to assist monitoring of the financial management.	Finance	High	-	-	Revenue and expenditure for Governor Phillip Park is separate from those for other parks in Pittwater.
	recommended in this Plan of Management.	Prepare an annual budget which unifies expenditures across Council for proposed capital works funding for all Plans of Management.	Reserves and Recreation, Finance	High	-	-	Annual budget prepared.
	Ensure all revenue raised from the park is spent on improvements to the park, consistent with DLWC policy and that surplus funds are directed to capital improvements.	Monitor sources of income from the park.	Reserves and Recreation	ongoing	-	-	All park income is accounted for.
		Ensure income raised from the park is reflected in capital works and maintenance programs for the park.	Reserves and Recreation	High	-	-	Income from the park is spent on improvements to the park.
	Investigate amalgamating a number of Crown Reserves within the Pittwater LGA under the one or two Reserve Trust for the whole LGA.	Council to put together an appropriate list of Crown Reserves to be managed under a single trust entity to be presented to DLWC	Reserves & Recreation & DLWC	Medium			Income from Crown Reserves spent over a number of crown reserves.
	Seek appropriate revenue opportunities to maximise income for park management.	Identify and pursue financial grant opportunities, corporate sponsorship and entrepreneurial opportunities consistent with Council policies.	Reserves and Recreation	High	-	-	Grants, sponsorship and entrepreneurial opportunities are established.

**Financial Management – Cont...**

		Explore opportunities for collaborative projects with park user groups and community-based organisations.	Reserves and Recreation	Medium	-	-	Partnerships established with community groups.
Landscape and development works proposed in the five-year works program of the Plan of Management will become part of Council's Reserves Improvement Program, requiring funds allocated by Council or obtained through grants and other sources.	Ensure that works identified in this Plan of Management are funded.	Identify landscaping and development works to be funded according to this Plan of Management as part of Council's budget review process.	Reserves and Recreation	High	-	-	Works identified in this Plan of Management are placed on Council's annual budgets.

## **SECTION 6**

# **IMPLEMENTATION REVIEW**

**&**

# **WORKS PROGRAM**

## 6 IMPLEMENTATION AND REVIEW

### 6.1 Introduction

**Sections 4 and 5** of this Plan of Management set out strategies and actions for park management and improvements, and for appropriate levels of maintenance that will have a beneficial effect on the park's recreational amenity and natural environment.

Implementation of these strategies and actions will be dependent on adequate funds becoming available through both Council sources and various external funding sources.

The identification of funding sources to enable implementation of the Plan of Management is a key performance indicator. Financial management of the park's revenue and expenditure will need to be monitored to achieve the level of maintenance and development recommended in this Plan of Management.

Council will prepare detailed designs and costing for the proposed works within the budget cycle of Council's Reserves Improvement Program, and concurrent with the recommendations of the five year development plan. A maintenance schedule will be prepared for each section of new improvement works to ensure satisfactory on-going performance.

### 6.2 Landscape Master Plan

The Landscape Master Plan for Governor Phillip Park has been prepared to illustrate the works and improvements that are required to address key management issues and objectives for the park. **Figure 7.1** shows the Landscape Master Plan for the park.

The over-riding principle for the proposed works is to improve landscape amenity and the recreational function of the park, without making any substantial structural or functional changes to the park.

The main elements of the Landscape Master Plan are:

- Construction of a new building at Station Beach including toilets and storage for sailcraft.
- Provision of a regional children's playground in the lower western picnic and parking area, in association with a water feature.
- Upgraded picnic and barbecue facilities.
- Landscaping the grassed picnic area south of the former Ranger's Cottage for outdoor functions.
- Planting of native trees and shrubs throughout the park to improve provision of shade and the park landscape.
- Construction of park entry gates.
- Improving internal pedestrian (including for people with disabilities) and cycle access within the park.
- Stabilisation, regeneration and revegetation of sand dunes.
- Formalised carparking areas.
- Construction of an access ramp for small boats at Station Beach.

**FRONTAL DUNE**  
 · Establish program necessary for annual maintenance works including planting and fencing.

- Maintain an on-going Bitou Bush program
- Support volunteer groups work where applicable

**NORTH EASTERN RECREATION/PARKING AREA**  
 · Maintain comprehensive maintenance program of turf and planted areas  
 · Furnish several picnic areas including the constructions of picnic shelters characteristic of existing facilities.

**HIND DUNE**  
 · The whole hind dune area to be cleared of weed species via accepted regeneration techniques and mass planted with endemic species also having regard to existing fauna habitats.  
 · The hind dune to be nourished in areas where scouring has occurred  
 · Construct clearly designated and fenced east-west access paths at key access points along the hind dune  
 · Fence the whole hind dune area for revegetation protection during the period of vegetation re-establishment

**STATION BEACH**  
 · Investigate opportunities for the accommodation of a public amenities, shelter and storage in the vicinity of Station Beach. Such opportunities should be in strict harmony with the existing character of the park and provide benefit to all recreation users of the park.  
 · Redevelop the existing carpark utilising split levels, endemic species plantings and soft landscaping. Drainage from this carpark to pass into Pittwater via a siltation basin and low flow pipes.  
 · Establish endemic shade trees throughout the area to both enhance its visual character and provide shade during the summer months.

- Underground all overhead power lines
- The existing public amenities block should be removed and incorporated into a new building located in a more sympathetic location and also contain storage area and consider opportunities as outlined in 2.6 Recreational Facilities.
- Provide facilities such as seats, barbeques, outdoor showers and picnic shelters
- Establish a program to investigate the current condition of the seagrass beds, to monitor their condition in relation to recreational usage of the Park, and to ensure that all future development does not adversely impact on their condition.
- Investigate the possibility of developing a children's playground in this area.
- Investigate the provision of shelter in the area for the use of all users of the park. Such structures to be in character with the Park and not conflict with the natural characteristics of the area.

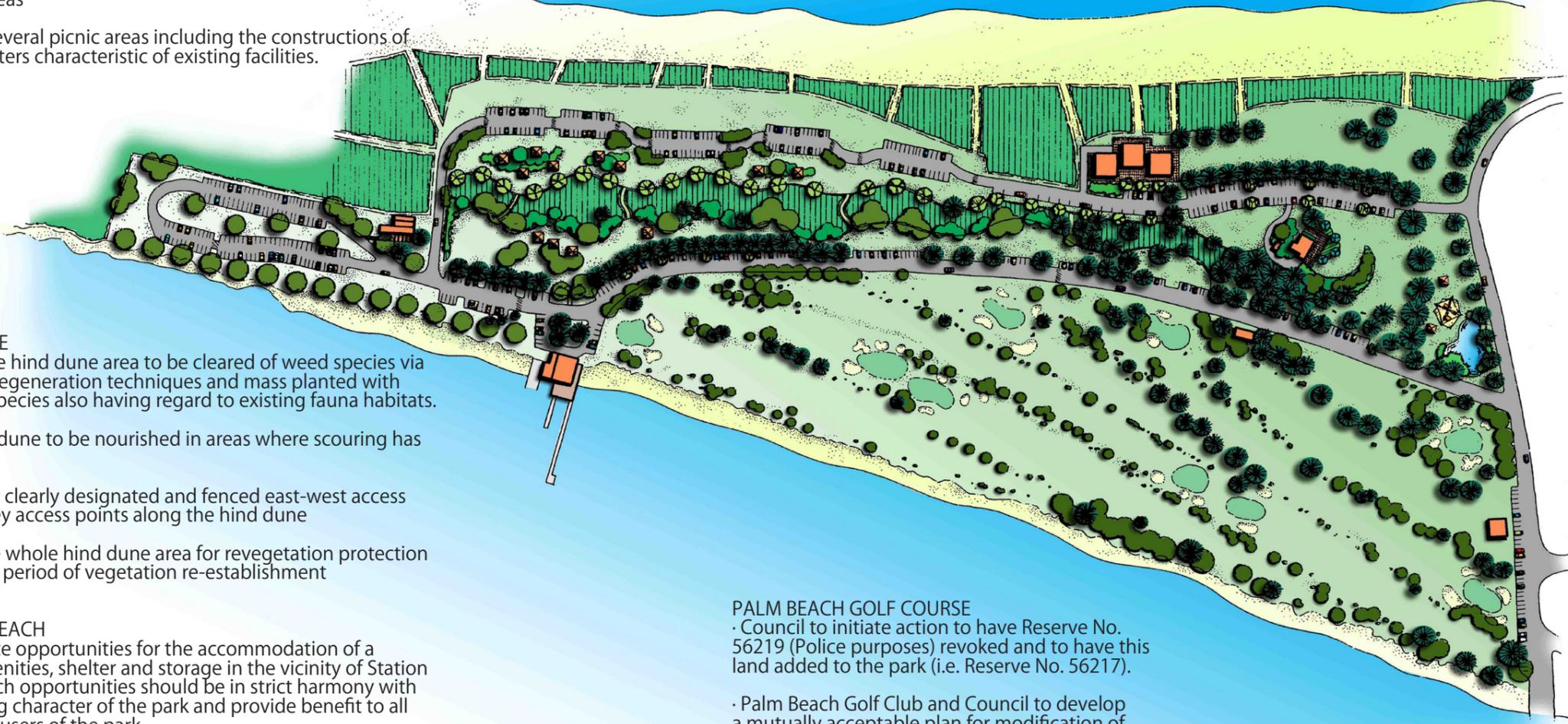
**PALM BEACH GOLF COURSE**  
 · Council to initiate action to have Reserve No. 56219 (Police purposes) revoked and to have this land added to the park (i.e. Reserve No. 56217).  
 · Palm Beach Golf Club and Council to develop a mutually acceptable plan for modification of common boundary between course and general park area. Plan to consider tree/shrub planting, location/type of boundary fencing.

- SURF LIFE SAVING CLUB AND PUBLIC AMENITIES**
- Establish a defined parking area for the surf club which allows safe entry/exit off the access road
  - Provide signage to allow easy identification of public amenities kiosk and surf club. Enhance amenity of area by provision of further planting
  - Investigate and develop design for eastern courtyard to facilitate commercial viability and amenity of kiosk.
  - Access ways from the surf club to the beach to have boardwalks installed for erosion prevention.
  - The northern accessway from the surf club to the beach be redeveloped as major east west access through the park to the beach. Include slip rail and boardwalk.
  - The public amenities section to be refurbished as necessary
  - A detailed landscape development plan to be developed for the area in liaison with the NPBSC and PBOSSC and such proposed works be undertaken by both Council and the surf club as resources allow.

- SOUTH EASTERN RECREATION/ PARKING AREA**
- Remodel existing mounding in the area to better facilitate the use of the space as a picnic recreation area rather than a carpark. Carry out extensive planting to mounds and the area generally to enhance the Park character and setting.
  - Fill, trim and turf the area to alleviate dips and hollows and aid overall drainage
  - Clearly identify access ways onto the Beach.
  - Improve and formalise parking areas along the access roadway in accordance with the adopted Plan for Access and Parking.
  - Provide seating, litter bins and shelters as approved.

- MANAGER'S COTTAGE AND ENVIRONS**
- Upon finalisation of the cottages intended function cease any lease currently held for the building
  - Develop a strategy for the use and upgrading of the building for any intended use.
  - Design landscape scheme for the upgrade of the adjacent southern grassed picnic area. Construction and Maintenance

- LOWER WESTERN PICNIC/PARKING AREA**
- Establish a series of small defined parking areas to cater for the needs for the adjoining picnic areas and protect existing trees and turf areas.
  - Replace the existing access road incorporating existing sandstone edging and traffic calming devices to reduce through traffic speed.
  - Replace existing solid fuel BBQs with electric BBQs with suitable shelters and seating.
  - Prepare an expression of interest proposal for the development and management of community building with associated public amenities through a tender consultation process.
  - Demolish the existing public amenities block and make good area with suitable landscaping
  - Upgrade existing playground and picnic facilities.
  - Underground all over head power lines



- EXISTING TREES, NORFOLK PINES AND VEGETATION
- EXISTING DUNE VEGETATION
- NEW SHADE FIG TREES, TURF, BEACH
- NEW NORFOLK PINES TO PROPOSED CARPARKS
- NEW PLANTER BEDS AND FEATURE SHADE PARK TREES
- NATIVE COASTAL STREET TREES
- BUILDINGS AND PAVED AREAS



# GOVERNOR PHILLIP PARK

## CONCEPT MASTERPLAN



It is intended that the Landscape Master Plan be interpreted with some degree of flexibility to accommodate changing needs and pressures on the park over time, Council's financial resources, and site-specific issues that may arise through detailed design of individual components of the Landscape Master Plan. However, the overall intent of the Master Plan drawings and the principles and concepts described above should be adhered to.

Priorities for implementation of the Landscape Master Plan and indicative costs are set out in the Works Schedule in **Section 6.3**.

### 6.3 Works schedule and cost estimates

The following works schedule in the following table sets out a program to achieve the actions required to be implemented over the next five years for Governor Phillip Park as a whole, and for each management area within the park.

Capital costs shown indicate total expenditure and do not allow for grant funding or private sector funding, which will be variable from year to year.

Whilst Council will be encouraged to adopt the rolling five year implementation as proposed, this may have to be varied to suit available funding on a year by year basis.

This Plan of Management and accompanying works schedule will serve as a document to support grant funding applications to assist Council in implementing the Plan of Management.

### Works Program for Governor Phillip Park

Section	Item	\$	Total \$
<b>4.2 Frontal Dune</b>			
	Re-profile the frontal dune	20,000	
	Stabilise and regenerate / revegetate dunes	20,000	
	Bitou Bush eradication	10,000	
	Support for volunteer groups in dune rehabilitation	10,000	
	Review / rationalise boardwalks	10,000	
	Grade steep boardwalks	5,000	
	Nourish beach access paths with sand	5,000	
	Provide access indicators at ends of boardwalks	2,000	
	Replace damaged dune fencing	5,000	<b>87,000</b>
<b>4.3 South Eastern Recreation and Parking Area</b>			
	Prepare landscape design	5,000	
	Remove mounding	20,000	
	General planting program	20,000	<b>90,000</b>
<b>4.4 Surf life saving club and public amenities</b>			
	Extend the surf club building	300,000	
	Formalise carpark for trailer parking	10,000	
	Defined parking area for surf club	10,000	
	Landscape development plan for surf club curtilage	2,000	
	Undertake landscape works	50,000	
	Prepare design for western courtyard	2,000	
	Erect directional signage	5,000	
	Define and upgrade northern accessway between surf club and beach	5,500	
	Prepare design for eastern courtyard	2,500	
	Landscape northern courtyard	12,500	
	Erect larger sign on surfclub building	2,000	
			<b>401,500</b>

<b>Section</b>	<b>Item \$</b>	<b>Total \$</b>
<b>4.5 Hind Dune</b>		
Map distribution of native species and weeds.	10,000	
Construct new fence along eastern and northern boundary	40,000	
Plant native trees along outside of new fence	40,000	
Strengthen tree stands within fairway bodies with native species	20,000	
Divert stormwater into underground tank for irrigation	10,000	<b>420,000</b>
<b>4.6 North Eastern Recreation and Parking area</b>		
Construct picnic shelters and park furniture	100,000	
Plant shade trees	20,000	
Re-turf grassed areas	20,000	
Install irrigation system	10,000	<b>150,000</b>
<b>4.7 Northern Dune and Sand Spit</b>		
Continue 1080 fox baiting program	5,000	
Sand plot monitoring 4 times a year	2,000	
Remove fox baiting signs	500	
Control Indian Mynah population	500	
Map distribution of native species and weeds	5,000	
Site assessment	5,000	
Erect interpretive signs	2,000	
Regenerate natural areas of dune	10,000	
Revegetate weed-infested areas	10,000	
Monitor success of biological control agent for Bitou Bush	2,000	
Prepare study regarding movement and stabilisation of sand dune	40,000	
Implement recommendations to stabilise sand dunes	100,000	
Monitor sand movements	5,000	<b>187,000</b>
Replace turf as required		
<b>4.8 Station Beach Parking Area and Ex-Beacon Store site</b>		
Study of seagrass beds	5,000	
Implement measures to minimise impacts on sea grasses	2,000	
Monitor seagrass beds	2,000	
Construct small boat ramp	40,000	
Shade planting of Banksia and Leptospermum	50,000	
Plant row of fig trees along Station Beach	30,000	
Water testing of Station Beach	1,000	
Convert Sand Filtration systems	5,000	
Remove Exotic species from edge of carparking area	2,000	
Establish endemic shade trees	20,000	
Fence the parking area	40,000	
Formalise the parking surface	40,000	
Re-grade the Station Beach Frontal Dune	10,000	
Re-turf the grassed beach embankment	10,000	
Install signage to existing amenities block	2,000	
Design extensions to amenities building	5,000	
Extend the amenities building to include storage for sailcraft	100,000	
Construct small ancillary carpark	20,000	
Install seating, showers, picnic facilities, shelter	11,000	<b>395,000</b>
<b>4.9 Palm Beach Golf Course</b>		
Remove Acacia Saligna & replace with Cabbage Tree Palms and Banksia Integrifolia etc.	40,000	
Address beach erosion along western boundary (at Station Bch) by establishing a riparian edge to both stabilise the embankment and provide protection for beach users from golf activities	150,000	
Erect protective fencing on western boundary in appropriate locations	20,000	
Underground power lines along eastern fence	100,000	
Construct new fence along eastern and northern boundary	40,000	

Section	Item	\$	Total \$
<b>4.9 Palm Beach Golf Course (cont..)</b>			
	Strengthen tree stands within fairway boundaries with native species	20,000	
	Plant native trees along outside of new fence	40,000	
	Divert Stormwater into underground tank for irrigation	10,000	<b>420,000</b>
<b>4.10 Lower Western Picnic and Parking Area</b>			
	Upgrade children's playground to regional playground	200,000	
	Upgrade picnic shelters	50,000	
	Replace existing barbecues	60,000	
	Divert stormwater to Ocean Road	5,000	
	Investigate feasibility of water feature	15,000	
	Design and construct water feature	100,000	
	Carry out bore tests to locate groundwater	10,000	
	Install irrigation system	30,000	
	Continue corall fencing of carparks	60,000	
	Replace turf as required	10,000	<b>540,000</b>
<b>4.11 Former Ranger's Cottage and Environs</b>			
	Design and implement a landscape scheme for the grassed area	100,000	
	Plant <i>Hibiscus</i> gardens	25,000	<b>125,000</b>
<b>5.2 Park Boundaries</b>			
	<b>Beach Road Reserve Boundary</b>		
	Prepare concept plan for pathway between Beach Road and Palm Beach	5,000	
	Construction of pathway and dish drain	100,000	
	Seek risk management advice regarding golf course fences	5,000	
	Random planting of trees and shrubs along golf course boundary fences	40,000	
	Prepare "main entry" design	5,000	
	Construct main park entry	100,000	
	Design of signage for park entry points	5,000	
	Rationalise signage at park entry points	15,000	
	<b>Pittwater / Station Beach shoreline</b>		
	Prepare hydraulic engineering report on erosion of Station Beach	5,000	
	Address beach erosion	150,000	
	Implement recommended erosion mitigation measures	100,000	
	Erect removable bollards at Station Beach vehicle access point	2,000	
	Erect sign at Station Beach carpark	2,500	
	<b>Boatshed / Kiosk Lease boundary</b>		
	Prepare lease agreement and landscape masterplan	5,000	<b>539,500</b>
<b>5.3 Vehicle and pedestrian access</b>			
	Prepare layout for internal roads and parking areas	5,000	
	Install traffic speed devices	10,000	
	Install speed warning signs	2,000	
	Repair sealed surface of internal road	100,000	
	Designate bus parking / lay-by zone	500	
	Trial of bus spaces	500	<b>118,000</b>
<b>5.4 Landscape Development and Building Standards</b>			
	Replace lighting poles with Federation lamps on Beach Road	80,000	
	Develop standard design details for park furniture and structures	10,000	
	Increase shade provided in carparks	50,000	<b>140,000</b>
<b>5.5 Recreational Facilities, Amenities and Interpretation</b>			
	Prepare detailed designs for improvement of recreational opportunities in each park zone.	10,000	
	Prepare a Heritage Conservation Plan	10,000	
	Prepare Interpretation Strategy	5,000	
	Low-key interpretive signage throughout the park	60,000	
	Install litter recycling bins	60,000	<b>145,000</b>
<b>TOTAL</b>		<b>3,758,000</b>	

#### **6.4 Review of this Plan of Management**

Review of this Plan of Management should be initiated by Council's Landscape Architect, or as circumstances dictate.

Generally, the Plan of Management should be reviewed every five years, and updated as necessary to reflect changing circumstances, and to reflect changing community and Council priorities and issues. Review of this Plan of Management should also take into account the outcomes of reviews of relevant Council plans and policies.

The Action Plans in **Sections 4 and 5** have a shorter life, and therefore require more frequent review and updating. The Action Plans should be reviewed and revised every year in accordance with Council's budgets and changing priorities.

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## APPENDIX A

### GOVERNOR PHILLIP PARK VISITOR SURVEY SUMMARY

357 visitors to Governor Phillip Park were interviewed on 8 days over four weekends between 13 October and 4 November 2001. The survey results are summarised below.

**92% of visitors interviewed were aged between 16 and 60 years**, with 2% less than 15 years of age, and 6% over 60 years.

**60% of visitors interviewed were male**, with 40% female.

**The park draws its catchment of visitors largely from the northern suburbs of Sydney.** 42% of visitors live on the northern beaches (including 7% from Palm Beach), and 18% live on the North Shore. 13% of park visitors live in the western suburbs, and 11% live in other areas of Sydney. 15% of visitors live outside Sydney (elsewhere in NSW 3%, elsewhere in Australia 3%, and 9% live overseas).

**The most common type of groups that people visit the park with are with family and / or friends.** 35% of park visitors were with family groups, and 34% were with friends. 9% of visitors were with groups comprising family and friends, while 9% were with a club or organisation. 13% of park visitors visited the park alone.

**Most people (87%) travelled to the park by motor vehicle.** Others walked (4%), travelled by bus or coach (3%), rode a bike or motorcycle, used the ferry and walked, or came by water (boat, jetski or paddleboard).

**The number of times that people visit the park is variable.** 19% visit the park more than once a week (including 7% every day), 29% at least once a month, and 32% less often than once a month. 20% of people interviewed were visiting the park for the first time.

**Two-thirds (60%) of visitors stayed in the park for more than 2 hours**, including 23% staying for more than 4 hours. 22% stayed for 1 to 2 hours, 13% 1/2 an hour to 1 hour, and 5% stayed for less than half an hour.

**Visitors to the park engage in a wide range of activities.** The most popular activities in the park are relaxing, picnics and barbecues, walking, social gatherings, and swimming. Refer to Table 1 for a complete list of activities undertaken in the park by interviewed visitors.

**Aspects of the park that visitors particularly like are the view and scenery, the park is not crowded, the unspoilt environment, cleanliness, and the proximity of the beach and Pittwater to the park.** Refer to Table 2 for a list of the most-liked aspects of the park.

**Key issues raised by visitors are rubbish and litter, changes to the natural environment, pressure to commercialise the park, and parking.** Refer to Table 3 for a full list of issues raised.

**Over half (51%) of visitors thought improvements to the park are needed.** The most frequently mentioned improvements needed are more park furniture (barbecues, tables, chairs, shade and shelter), more trees, more outdoor showers, and an additional toilet block. Refer to Table 4 for a full list of suggested improvements to the park.

**Two-thirds (67%) of visitors considered that the parking fees were not reasonable.** Two-thirds of people that travelled to the park in a motor vehicle didn't think the parking system was reasonable.

The main reasons given for changing the current parking system were:

- Equity issues and "paying for what you get" (66% of all park visitors). Particular concern was expressed for short-stay visitors, those who drive long distances to the park, tourists, surfers, families, the elderly, and people receiving pensions.
- A changed system would encourage compliance and discourage fee evasion (4% of park visitors).

The key reasons given for not changing the current parking system are:

- Parking should be free, or should be a lower flat rate (11% of park visitors).
- The parking system would be too complex otherwise (8% of park visitors).
- Keeps crowds down and "undesirables" out (6% of park visitors).
- The current system is easy and effective (4% of park visitors).
- Parking fees return a financial benefit to the park (< 1% of park visitors).
- A yearly parking ticket should be available to all (< 1% of park visitors).

**Table 1: Activities participated in by park visitors**

<b>Activity</b>	<b>% of park visitors <sup>(1)</sup></b>
Relaxing	50
Picnic, barbecue	41
Walking	36
Social gathering	25
Swimming	23
Informal games	19
Sunbaking	13
Surfing / bodyboarding	13
Reading	12
Dining in the Boatshed Cafe	8
Golf	5
Sailboarding / windsurfing	4
Seeing Home and Away location	3
Boating	3
Running, jogging	3
Surf life saving	3
Kite flying	3
Fishing	3
Children's play	3
Driving around	3
Kite surfing	2
Watching people	2
Walking the dog	2
Rock climbing	2
Diving	2
Checking the surf	2
Kayaking / canoeing	1
Looking at water	1
Sailing	1
Bible meeting	< 1
Riding a bike	< 1
Wakeboarding	< 1
Nature study	< 1
Birdwatching	< 1
Jet-skiing	< 1
Surf skiing	< 1
Collecting driftwood	< 1
Flying in seaplane	< 1
Painting	< 1
Tai chi	< 1
Four-wheel driving	< 1

Notes:

(1) Total adds to up to more than 100%, as some park visitors stated they participated in more than one activity.

**Table 2: Aspects of the park that are liked by park visitors**

<b>Liked aspect of the park</b>	<b>% of park visitors <sup>(1)</sup></b>
The view, scenery, fresh air, open spaces - beach and ocean	47
The park is not crowded / lack of people / quiet	33
Unspoilt environment	21
The park is clean	17
The park, the beach and Pittwater are in one location	12
The beach is nice	10
Lighthouse / headland	7
Pittwater - calm, safe	7
Ambience of the park	7
Good parking	6
Showing visitors or visiting "Summer Bay" / Home and Away	5
Walking paths	5
Barbecue facilities	5
Good for windsurfing and kite surfing	5
Children's playground	4
Close to home	3
Observing leisure activities of others (boats, surfing)	3
Safe environment	3
SLSA presence / safe beach for kids	2
The park looks good	1
Wildlife	1
Cafe	< 1
Golf course	< 1
Run into friends in the park	< 1
There are not many dogs in the park	< 1
The palm trees	< 1
Diving facilities	< 1

Notes:

(1) Total adds to up to more than 100%, as some park visitors stated they liked more than one aspect of the park.

**Table 3: Issues raised by park visitors**

<b>Issue</b>	<b>% of park visitors <sup>(1)</sup></b>
Rubbish, litter, keeping the park clean	25
Changes to the natural environment	17
Pressure to commercialise the park	14
Parking (difficult to find, expensive, need change)	12
Parking (too much, damaging grassed areas)	10
Weeds	5
Dogs - against dogs in the park	5
Loutish behaviour	4
Maintenance of buildings - ranger's cottage	4
Toilets (substandard, smell)	3
High visitor numbers	3
Dune erosion	3
Poor access to Pittwater	2
Maintenance of facilities	2
Poor maintenance of dune tracks	2
Dogs - dogs should be allowed in the park	2
Competing uses / activities	2
Limited shelter and shade	2
Parking fees	2
Maintenance of grass	1
Beach erosion / longshore drift	1
Noise from powered vehicles, especially jetskis	1
Limited number of barbecues	< 1
Maintenance of roads	< 1
Poor behaviour of surf club members	< 1
Fox baiting signs still up after baiting completed	< 1
Limited children's play equipment	< 1
Pollution from the marina	< 1
The park is attracting more tourists	< 1

Notes:

(1) Total adds to up to more than 100%, as some park visitors raised more than one issue.

**Table 4: Improvements suggested by park visitors**

<b>Improvements needed</b>	<b>% of park visitors <sup>(1)</sup></b>
More park furniture (barbecues, tables, chairs, shade, shelter)	13
More trees	7
More outdoor showers along North Palm Beach	7
Another toilet block - closer to playground, Palm Beach, golf course	6
Toilets - cleaner, better maintained	5
Remove weeds	5
More garbage bins / signs to garbage bins	5
Parking meters - change available, Visa, banknote options	3
Interpretive signs - history, geography, biodiversity, Home and Away	3
Better signage to park facilities	3
Formalised and improved parking system to keep cars off the grass	3
Free or cheaper parking	3
Better coffee, food, shopping opportunities	2
More taps	2
Playground - improve / extend, build additional playground	2
Enforce dog laws	1
Rangers present on weekends	< 1
Maintenance of dune tracks	< 1
Traffic calming	< 1
Public boat ramp / wharf in the park	< 1
Walkway between the ferry at Pittwater Park and Governor Phillip Park	< 1
Remove guttering	< 1
Keep the natural state of the park	< 1
Employ people to clean up the park	< 1
Don't commercialise with shops	< 1
Hiking trails	< 1
Fence the children's playground from the road	< 1
Clean Station Beach of seaweed regularly	< 1
Provide amenities for people with disabilities	< 1
Provide dog litter bins	< 1
Windsurfer hire	< 1

Notes:

(1) Total adds to up to more than 100%, as some park visitors suggested more than one improvement.

## APPENDIX B

### Geology, topography and soils of Governor Phillip Park

#### 1 Topography

The Palm Beach area is characteristic of a "drowned embayed type" of coast described by Langford-Smith and Thom (1969) and is part of the Hawkesbury River - Broken Bay estuary system. During the Pleistocene epoch of the Quarternary period of the Pitt Water Channel formed an east-west river system south of the Barrenjoey Headland rock bar at 75-85 m below sea level.

The north-south tombola configuration is unique on the NSW coastline, featuring Barrenjoey Headland (a tied island) connected by a sandspit through deposition of modern sands. The headland features the Barrenjoey Trig Station at 101 metres above sea level.

There are no large streams on the headland. The northern face has no defined watercourses on its steep slopes. The southern side has two gullies; the first drains into Pittwater on the western side of the headland through a small rainforest community. The second has moderate slopes in the mid section creating a basin with swamp vegetation, from which water flows to a 10 metre waterfall before flowing out between the headland and the dunes.

#### 2 Geology

The geology is dominated by two major sedimentary formations dating from the Triassic period (Department of Mineral Resources, 1983).

The upper parts of the headland are of Hawkesbury Sandstone and feature a medium to coarse-grained quartz sandstone with minor shale and laminite lenses which has eroded to form characteristic steep cliffs.

A predominance of shale-associated plant species occur on the upper crests of the headland. This shale lense is considered as deposited during the last stages of the Hawkesbury Depositional Episode.

The isthmus is characterised by sands of the Quarternary period which have formed barrier deposits of cemented, calcareous sand layers that extend 3-5m below sea level. The underlying sands presumably acted as a depositional base of Pleistocene age on which the present barrier accreted.

The geological History of the Barrenjoey area can be summarised as follows:

- 200 million years ago: Narrabeen Group sandstone and shale were deposited, followed by Hawkesbury Sandstone. Some time later these emerged and solidified from the lakes and floodplains in which they formed within Gondwanaland.
- 50 million years ago: Final breakup of Gondwanaland. Australia separated from Antarctica and headed north-north-east.

- 2 million years ago: Onset of the glacial era in the Quaternary period. Advances and retreats of ice packs resulted in sea level falls and rises of up to 150 metres in places.
- 16,000-8,000 BP: Broken Bay was inundated by a rising sea, up to 100 metres above the present sea level.
- 8,000 to 6,000 BP: Barranjoey was converted from a rocky hill to an island, then "tied" to the mainland at Palm Beach by sand movement up the coast.

Recent movement of the sand dunes has occurred as follows:

- 1940s and 1950s – disappearance of an incipient foredune and receding dune escarpment.
- 1960s and 1970s – blowouts and severe cutbacks of the escarpment on the Pacific side.
- Continuing transgression of sand north-west to build up the high sandhill presently abutting Barrenjoey Headland.

### **3 Soils**

Five soil landscapes have been mapped for Barrenjoey Headland and the isthmus (Chapman and Murphy, 1989). The soil types occurring within these landscapes are closely related to the interaction between the underlying parent material and geomorphic influences. Soil types applying to Governor Phillip Park are Tuggerah (tg), Narrabeen(na) and Woy Woy (ww). The eastern toe of the frontal sand dune is comprised of Holocene sediments of coarse quartz sand with varying amounts of shell fragments of modern marine and estuarine beach sand (na). Palm Beach foredunes consist of medium to fine marine sand (ww), and the area immediately south of the headland features a large transgressive dune of medium to fine grained marine sand with podzols (tg).

**APPENDIX C**

**History of Governor Phillip Park**

Pre-1788	The local Aboriginal group were the Ku-ring-gai. Aborigines walked from Manly to Barrenjoey, as early European settlers observed many well-trodden Aboriginal paths. Several shell middens are located north of the present northern carpark in Governor Phillip Park.
1788	Governor Arthur Phillip began exploration of Broken Bay and Pittwater on 6 March, about six weeks after the founding of the Port Jackson colony.  Barrenjoey Beach may have been used for shelter by boats passing to or from the early settlements in the Windsor area.  Governor Arthur Phillip and his party were the first Europeans to walk from Manly to Pitt Water and back on 22-25 August. They camped on the isthmus.
1789-1790	Most of the Aboriginal people in the area died from a disease, probably smallpox, against which they had no immunity.
1792	William Dawes walked from Manly Beach to the rocky sides of Barrenjoey and published a map showing sheep grazing land.
1816	On March 16, Governor Lachlan Macquarie granted to James Napper, a Naval Surgeon, tenure of 400 acres of land which included the Barrenjoey Headland, all of Palm Beach, and most of Whale Beach. Napper named it "Larkfield" and paid a nominal rent of eight shillings per annum thereafter. The terms of the grant required that Napper should not sell, alienate or transfer any part of the grant for five years. He was further required to clear and cultivate forty-five acres within five years. The Crown reserved the right to make a road through the land if it so desired, or to use any timber grown on the land for naval purposes.
1843	The Broken Bay Customs House was established with convict labour in the sheltered corner of Barrenjoey Headland on the Pittwater side to control smuggling and other illegal activities occurring in the waterways of Broken Bay and the Hawkesbury River.
1868	Two beacons with oil-burning lights were erected on the headland. Two cottages for the light keepers were constructed on the site of the present golf course.
1871	Broken Bay became a port. The Boatmen's Quarters was probably built at this time, and was located on the higher grassy mound of the present parking area.
1872-6	The Customs House boatman's cottage was used as a school.
1877	Barrenjoey Peninsula was surveyed by licensed surveyor George Scott Chiene at the request of the Surveyor General. His plan defined an area of 147 acres (excluding the road at 6 ½ acres) which now comprises Governor Phillip Park and the Barrenjoey Headland. The road referred to was intended to link the headland with Pittwater Road and Manly, and as the northern-most section of the present Barrenjoey Road.
1878	A separate survey plan of the road referred to above was made by G.S. Chiene. The plan records historic sites including: Light Keeper's Quarters and Assistant Lightkeeper's Quarters (located near the 6 <sup>th</sup> tee of the present Palm Beach Golf Course. Boatmen's Quarters. Boathouse Coxwain's and Boatmen's Quarters. Government Customs Officer Quarters and Post Office (a school was later established).
1881	The present lighthouse commenced operation. The Crown bought back 147 acres of land from the Napper Estate for lighthouse and customs requirements at a price of 1,250 pounds, so the area north of the present-day Beach Road (originally known as Government Road) once again became Crown land.

1882-1886	The school moved back over Observation Point to the old lighthouse keeper's quarters – the third tee of the Palm Beach Golf Course marks this location.
1894	The school for the children of lighthouse keepers and locals located in the light keepers' cottages was closed.
1898	The Boatmen's Quarters was replaced by a new building with three bedrooms described as "Broken Bay Cottage for Customs Officer".
1900	The original Napper grant had become part of the Bassett-Darley Estate by the time the Palm Beach land that formed part of this estate was put up for auction in 1900. Not one block of land was sold. Soon afterwards, a solicitor named J.T. Ralston joined with several Sydney businessmen to buy the land for 500 pounds. This syndicate then formed the Barrenjoey Company to sell the land.
1910	The first land sales at Palm Beach occurred. A road along the Pittwater side of the park from Beach Road to the headland was constructed.
1912	In January and December, the Barrenjoey Company, with assistance from Raine and Horne regarding the auction, subdivided and sold most of Palm Beach and Whale Beach, emphasising the cabbage tree palms, boating, surfing and fishing as selling points. The Barrenjoey Company fostered the establishment of the Palm Beach golf course to help sell the land it owned adjacent to the present golf course. The Barrenjoey Company set up the golf course on public land. At this time, the Customs House boatman's cottage existed in sand dunes north of the present golf course.
1909-1915	The park was known as Barrenjoey Lighthouse Reserve. The southern section of the park was sparsely vegetated, with telegraph poles evident. Cars were driven on the present golf course site.
1915	The Barrenjoey Company made a formal application to build a golf links on the Barrenjoey Lighthouse Reserve. The Maritime Services Board, who controlled the land at the time, refused the application because they believed the Barrenjoey Company were trying to use public land for their own benefit.
1920s	A well with a windmill near the present ninth tee of the golf course was an important source of water for the few Palm Beach locals who used the well when their domestic water supplies ran low.
1922	The Maritime Services Board indicated its intention to release that part of the Lighthouse Reserve now occupied by the golf course for public use. In anticipation of this, the Barrenjoey Company advertised its "Golf Links Subdivision" of land south of Beach Road and east of Ocean Road in the same year.
1923	The land was vested in the Lands Department and gazetted for public use in June. Under the authority of the Lands Department and <i>the Local Government Act, 1919</i> , control of the newly-created reserve was undertaken by Warringah Shire Council. Warringah Shire Council erected a sign banning camping in Barrenjoey Lighthouse Reserve, a decision which the Lands Department reversed. The Barrenjoey Company and friends created the Palm Beach Recreation Club, which obtained permission from Warringah Shire Council to use part of the reserve for the purpose of playing golf. The Recreation Company created the Palm Beach Golf Club to maintain and run the golf club and course in its name.
Pre-1924	Informal games of golf were played on the present golf course site.
1924	The Palm Beach Golf Club was founded. The Barrenjoey Company went into liquidation in October, with its place taken by the Palm Beach Land Company, which was applying for subdivisions in January 1925.
1920s	The Palm Beach Land Company mentioned the new golf course as one of the attractions of the area in its promotional brochures.

1925	<p>Warringah Council minutes showed that it agreed to an application by the Palm Beach Progress Association that “the land now used as a golf links on the Lighthouse Reserve” should in future be known as Governor Phillip Park. By the end of 1925, the golf club and the Council recognised that use of the golf course by residents and the public were turning the area into a sandy waste. The golf club had the land surveyed, and laid out the boundary road, fences and water supplies. This work became known as the “Phillip Park Improvement Scheme”. The golf links were cleared of lantana, the first tees were set up, and the first greens were laid out.</p>
1926	<p>Council’s solicitors advised Council in May that it could grant an exclusive licence for the use of the land as a golf links to the Palm Beach Recreation Club. An agreement was drawn up between Council and the club in June that covered the next 10 years.</p> <p>In August, the Palm Beach Recreation Club was incorporated, and Council signed the agreement with the club that had been drawn up in June. The Palm Beach Recreation Club suggested to Warringah Council that that they should jointly employ a caretaker for Governor Phillip Park. The Shire Engineer was instructed to mark out a camping area on that part of the park not used as a golf course. The Council asked the Recreation Club to provide fire places, undertake supervision of the camping area and collect all rents on behalf of the Council.</p>
1927	<p>The golf course was surveyed, roads were laid out, boundary fences built and water supply put in place.</p> <p>Norfolk Island pines opposite the sixth tee were planted by golf club members along the road as part of an attempt to improve the park.</p> <p>The golf club controlled campers in the park and collected their rents. Many campers were members of the golf club, and helped found the North Palm Beach Surf Life Saving Club.</p>
1929	<p>Crown Reserve No. 61140 for Public Recreation was notified on 17 May.</p>
1930s	<p>The golf club built shelter sheds near what is now the 6<sup>th</sup> tee. The western side of the golf course was almost treeless.</p> <p>Semi-permanent dwellings were common in the Governor Phillip Park area (there were 70 by 1942, and 180 by 1955).</p>
1934	<p>Crown Reserve No. 64483 for Public Recreation was notified on 19 March.</p>
1936	<p>The golf course and camping site were connected to water mains supply.</p>
1938	<p>The Palm Beach Recreation Club wound up and paid out the shareholders of the Recreation Club.</p>
1941	<p>The golf club gave permission to the Barrenjoey Surf Club to use the shelter sheds near the 6<sup>th</sup> tee.</p> <p>Troops of the 18<sup>th</sup> Battalion based on Barrenjoey Headland had to report every hour by the closest telephone at the Beacon Store (opposite Aquatic Air) to their headquarters at St Ives, which resulted in them acquiring a lamp.</p>
1947	<p>A boatshed was built at the end of Governor Phillip Park by Aub Allen, who operated a fishing boat hire business.</p> <p>A caravan park was established in Governor Phillip Park, next to the golf course. Within a year, the sandstone keepers’ cottages fell into disrepair.</p>
1940s	<p>An increasing number of semi-permanent dwellings were established in the camping area.</p>
1965	<p>A new Palm Beach Golf Club clubhouse was built, which was opened by Sir Robert Askin, Premier of NSW on October 15.</p>
1966	<p>The golf course was extended along its eastern side to its present boundary.</p>
1969	<p>Al Howard, a golf course architect, was commissioned to redesign the golf course. Fairway watering was introduced.</p>
1970s	<p>The camping ground was closed by the State Government after moves in the mid 1960s to eject the campers. Warringah Shire Council’s zoning laws forced the closure of the camping ground.</p> <p>The Minister for Lands, Tom Lewis, offered the land vacated by the golf club to extend the course by nine holes to the north to the foot of Barrenjoey. However, for financial reasons and opposition from the Palm Beach Progress Association, the club abandoned plans to extend the course.</p>

1975	Aub Allen leased the wharf and boatshed to Captain Victor Walton, who used it to operate his seaplane business.
1981	A working bee at the golf club planted over 60 trees including Cocos palms, New Zealand Christmas bushes, paper barks and Norfolk Island hibiscuses.
1982	NSW Department of Public Works published a report on the erosion and management problems of the region in September.
1984	<p>Warringah Council had to obtain permission from Aboriginal groups to construct a carpark on the site of a shell midden in Governor Phillip Park.</p> <p>Warringah Shire Council commenced work on 28 May on a project designed to stabilise the northern sand dunes, which involved levelling the natural undulations of the dunes, and planting various types of vegetation including marram grass. Many residents were critical of the works. On 18 August, the State Government publicly reprimanded the Council regarding the manner in which it undertook the work in the dunes area.</p> <p>On 25 June, Warringah Council announced its intention by public exhibit to implement a Management Plan for Palm Beach, which extended from Barrenjoey headland to south Palm Beach. The Council had proposed a two-storey restaurant be established on the site of the Beacon Store.</p> <p>The Friends of Palm Beach was formed in July/August by a group of local residents disturbed by Council's actions on the sand dunes, and aspects of the Management Plan relating to Barrenjoey Beach and Governor Phillip Park, such as not recognising the historical significance of the Beacon Store, and that the Plan had placed emphasis on commercialising the area.</p>
1986	The Minister for Planning and Environment, Bob Carr, placed an Interim Conservation Order on the part of Governor Phillip Park to the north of the Palm Beach Golf Course and the whole of Barrenjoey Headland as a protection measure.
1988	Barrenjoey Headland became part of Ku-ring-gai Chase National Park.
1995	Part of Barrenjoey Headland was added to Ku-ring-gai Chase National Park on 17 March.
1998	A new fairway watering system was installed at the golf course.

*Sources: Bawley (1996), Brown and Kennedy (1996), Sparks (1992) and Steege (1984).*

APPENDIX D

Correspondence from Department of Land and Water Conservation

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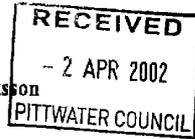
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by to 7970-7150

The General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW  
1160

Attention: Mark Erlikson



Contact: John Filocamo  
Phone: (02) 9895 8254  
Fax: (02) 9895 5227  
e-mail: jflocamo@dlwc.nsw.gov.au

Our Ref: ]  
Your Ref: MN83R32

28 March, 2002

Dear Mark

Re: **Governor Phillip Park Plan of Management**

Reference is made to your letter of 23 January 2002 regarding the proposed Plan of Management (POM)

Firstly, I must apologise for the delay in writing. I have dealt with each point in your letter as it appears in your letter. A number of these matters were adequately covered at the Wollongong Seminar, but further clarified below.

- 1) The Crown reserve lands that comprise Governor Phillip Park are managed by a separate corporate entity to Council, which in this case is called the **Governor Phillip (R56217, R61140, R64483) Reserve Trust**. Council only manages this trust and therefore all income and expenditure from these reserves must be separate from Council's general revenues. In this case it includes income received from all lease and licences: i.e. Home and Away film rights and access, Surf Club rental, Rangers Cottage rental; other funds collected for reserve usage: i.e. parking fees and parking fines, grant monies for works and planning activities.

The Crown Lands Act requires that the Trust funds are accountable and Council as Trust Manager is required to provide the Minister with triennial reports of the trust accounts.

Where funds raised by one reserve trust are proposed to be expended on another Crown reserve, not being controlled by this particular trust, approval is required by the Minister in accordance with a section 106 of the Crown Lands Act. However, I suggest that Council should consider the amalgamation some of reserves under a couple of corporate trust entities to allow the transfer of funds between reserves. For example one corporate trust could be established to manage all the beachfront Crown reserves within the Pittwater Council area.

It is also appropriate that the POM provide a broad statement of income and expenditure by the Trust such that the community is made aware of the cost involved in the running of this reserve.

Department of Land and Water Conservation Sydney / South Coast Region  
10 Valentine Avenue Parramatta 2150 P.O. Box 3935 Parramatta 2124  
Telephone: (02) 9895 7657 Facsimile, (02) 9895 7255

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- 2) The department is willing to consider a number of different options in the POM for dealing with the management of lands below Mean High Water Mark (MHWM). These options could include the issue of a licence or reservation for the management of these lands. The licence or reserve can be determined a set distance from the MHWM or by lines defined between headlands. However, it is my understanding that Council has management powers over these lands conferred on it through the Local Government Act.

You may be aware that Warringah Council has now a draft policy dealing with these activities (surf schools, surf clubs etc), which would be in your interest to consider for the coastal zone within Pittwater.

- 3) You would be aware that only uses that are considered to be conducive and ancillary to the reserve purpose, Public Recreation in this case, is allowable on the reserve. This is a principle that has been established at common law. As such, the only form of residential use allowed for the Rangers Cottage would be that of an onsite caretaker/ranger or manager of Governor Phillip Park.
- 4) The Trust role in the management of these reserves is to maximise the public recreational amenity and access. For any activity that compromises the recreational amenity, the Trust (Council) has the authority in policing inappropriate activity occurring on the reserve. If the Boathouse lease activities are encroaching on the reserve, Council should take action remove the encroachments in consultation with Land NSW, the lessor of that lease. However, if the trust feels that uses of the reserve can be considered to be complementary to the reserve use, i.e. public carparking, then a licence agreement could be considered. The POM will need to outline, for public comment, the principles/conditions to be followed within such a licence. A similar arrangement should be considered for the access to the National Park lands.
- 5) It is understood that this development application (DA) has not been formally lodged for assessment by Council and has been subject to negotiations with some significant modification to the original proposal. In this respect Department seeks to assist the Trust (Council) and will not, as a matter of policy, provide owners consent to the lodgement of a DA without the endorsement/support of the Trust. I understand that Council, as Trust Manager has not indicated support for the DA, as such the DA has not been processed by the Department.

You should be aware that the Trust by providing its support/endorsement for the DA does not presume approval by Council of the DA under the provisions of the Environmental Planning and Assessment Act. It merely allows for the assessment process to begin, but suggest that the Trust no objections to its lodgment on policy and access grounds.

Public access should be maximised to all facilities on Crown reserves. The appropriate level of access to the Surf Club should be discussed within the context of the POM and leasing principles established within the POM to ensure a satisfactory level of public access. You would be aware that the Department has a draft policy in relation to Surf Clubs. I again also draw your attention to the Warringah draft policy in this respect.

- 6) Council is the trust manager of R64483 see 1 above.

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- 7) The existence of Native Title for the reserve is a matter of further investigation to be undertaken in conjunction with the POM. This information will be available shortly.
- 8) Commercial use that provide maximum benefit and access to the recreating public that use the reserve would be considered provided that a level of community support is evident in the POM.

Licensed facilities that seek to exclude under 18s would not be supported. However, licensed restaurants that allow under 18s and comply with the Department's "Food and Beverage Policy on Crown Reserves" could be considered within the POM. A significant consideration within this policy is that the reserve is to remain the paramount attraction and not the restaurant. Also, that range of service provided by the restaurant should not limit community access. These and other matters that impact on public access should be considered in the POM.

Any new proposal should be considered in detail within the POM, which should provide a set of principles or conditions by which the proposal should operate.

Crown reserves generally should be managed in the broader context of providing access to the public of New South Wales and not just Pittwater. As such public access for the public purpose of Public Recreation must be maximised. The charging of parking fees to non-Pittwater ratepayers could be considered as discriminatory and contrary to this principle. I believe that the POM should justify Council's position in light of the above.

It is understood that the Department's Coastal Management Fund is providing financial assistance in the development of this POM. It is strongly advised that you closely liaise with the Department in the preparation of this POM. Please contact me on 9895 6254 in this regards.

Yours sincerely



John Filocamo  
Sen Land Manager-Surveyor, Land Access

# APPENDIX E PLAN OF PROPOSED REDEVELOPMENT OF RANGERS COTTAGE.

